

# Municipal Chambers

Ref No: 3379

Union Street, Torquay, Devon, TQ1 3DE



## Very Substantial Investment/Development Opportunity

Prominent Landmark Building in a Town Centre Location

Previous Planning Consent for 12 One Bedroom Apartments

2 Income Producing Ground Floor Retail Units (1 other sold on Long Lease)

Huge Floor Area and Great Potential at a Realistic Price

Guide Price £250,000 - £300,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



# Municipal Chambers

Union Street, Torquay, Devon, TQ1 3DE

## DESCRIPTION

The property comprises a former Municipal Chambers premises, most recently used as office/classroom accommodation at First, Second & Third Floor Level.

At Ground Floor level on the Castle Road side is a former Public Convenience that would convert to a Bicycle, Bin and General Residents' Store or could have other commercial potential.

The remainder of the Ground Floor comprises three commercial units. One of these has been sold previously on Long Leasehold terms (but there is the potential for this to be re-acquired and joined back to the Freehold of the whole property). Further details below.

## LOCATION

The property is located in The Castle Circus Area of Torquay - at the head of Union Street, Torquay's principle shopping High Street. The location provides fantastic access to all town centre amenities including all shops, bars, cafés and restaurants, The Library, Dentist, Post Office and Tesco Express.

The location is also accessible via the major bus route serving the town. The area is home to many professional services office occupiers, including The Torbay Development Agency. This area is subject to focus for inward investment by the Torbay Development Agency, with further plans for development at the nearby Upton Place Car Park and also plans to secure the future vibrancy and sustainability of this end of Union Street.

The Municipal Chambers looks directly over Torquay Town Hall, an elegant early 20th Century English Renaissance building – a beautiful property on which to look, steeped in history from Agatha Christie's spell as a wartime nurse, Torquay's rejection of Mosely's Black shirts to a performance by The Rolling Stones in 1964. The Town Hall remains the seat of the Unitary Authority of Torbay.

This location is also particularly popular with Language Schools, with several of the area's largest academies being located in the immediate vicinity. An opportunity is presented, with the constant demand for letting accommodation from the affluent language students in a location so convenient for their studies and the town.

The accommodation briefly comprises:-

## DIMENSIONS & AREAS

<b>121 UNION STREET</b>	40.24m <sup>2</sup>	(433 sq ft)
<b>KIOSK</b>	6.45m <sup>2</sup>	(69.4sq ft)
<b>FIRST FLOOR</b>	113.5m <sup>2</sup>	(1,222 sq ft)
<b>SECOND FLOOR</b>	109.80m <sup>2</sup>	(1,182 sq ft)
<b>THIRD FLOOR</b>	132.5m <sup>2</sup>	(1,426 sq ft)

**TOTAL** (of upper parts) **355.8m<sup>2</sup> (3,830 sq ft)**

## WC's

At lower ground floor.

## CONDITION

The upper parts of the property have been vacant for a number of years and are in a poor state of internal repair.

## LEASES

The property is being sold, Freehold – with Vacant Possession of the upper parts (First, Second & Third Floors).

## SHOP 121 UNION STREET

Occupied under licence by Sahri Abduradi (trading as a Barbers) from May 2018 at a rent of £7,800 per annum.

## SHOP 123 UNION STREET 33.08m<sup>2</sup> (356 sq ft)

Has been sold on a 125 year lease with a Ground Rent of 100 per annum (plus 8.5% share of maintenance and insurance costs on the entire building). We are informed it may be possible to re-acquire the interest in this unit.

## THE KIOSK

Is occupied by Tom Paste under licence at a documented licence fee of £4,640per annum. The occupied area has been varied and the licence fee verbally reduced accordingly, to £2,650 per annum.

## PLANNING

The property was granted Conditional Planning Consent in 2006 for Conversion to from 12 One Bedroom Apartments on the First, Second and Third Floors. The sketch plans for this consent are embedded overleaf.

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Municipal Chambers

Union Street, Torquay, Devon, TQ1 3DE

The full application and consent can be viewed via Torbay Council's Online Planning Portal or copies can be obtained from the agents. Ref: P/2006/1236 Conversion Of Upper Floors To Form 12 One Bedroom Flats.

## TENURE

Freehold, subject to occupation of 2 Ground Floor commercial units and the long lease of 123 Union Street.

## LEGAL COSTS

Each party is to bear their own costs incurred in any transaction.

## EPC RATING E

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworth. Applicants should note that parts of the property are in a poor state of internal repair and that Personal Protective Equipment will be required to be worn on viewings. Tel. 01803 212021.

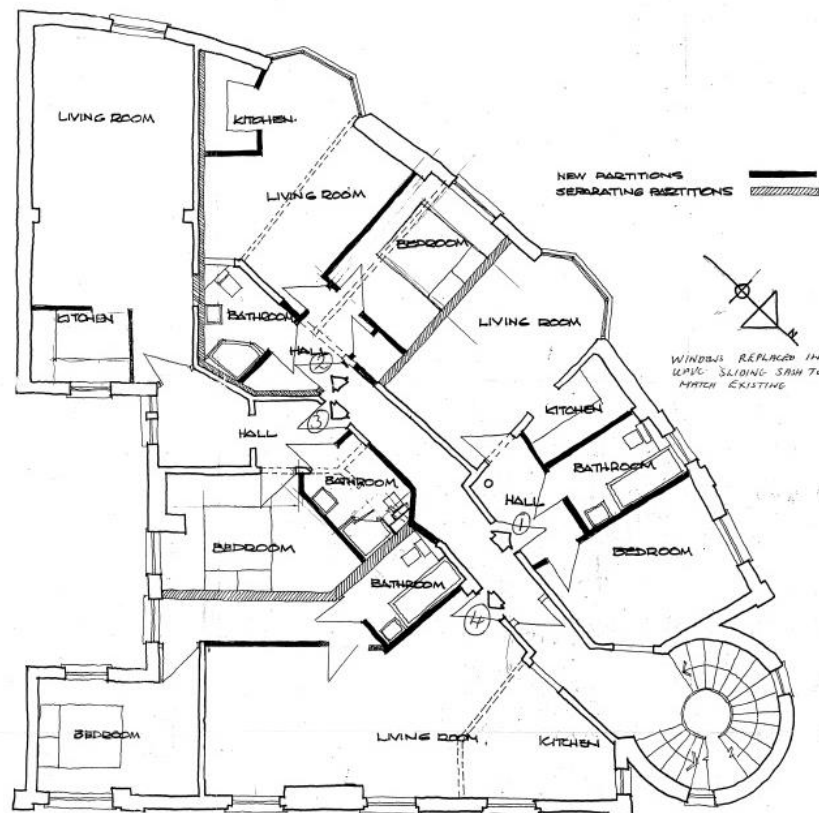
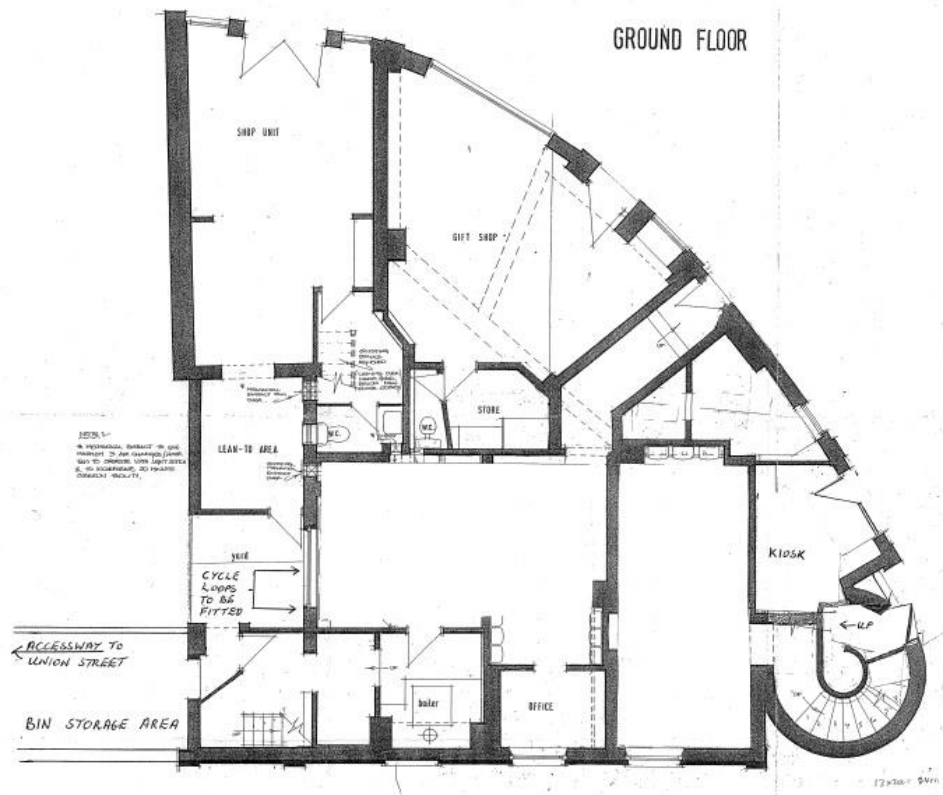


Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# Municipal Chambers

Union Street, Torquay, Devon, TQ1 3DE



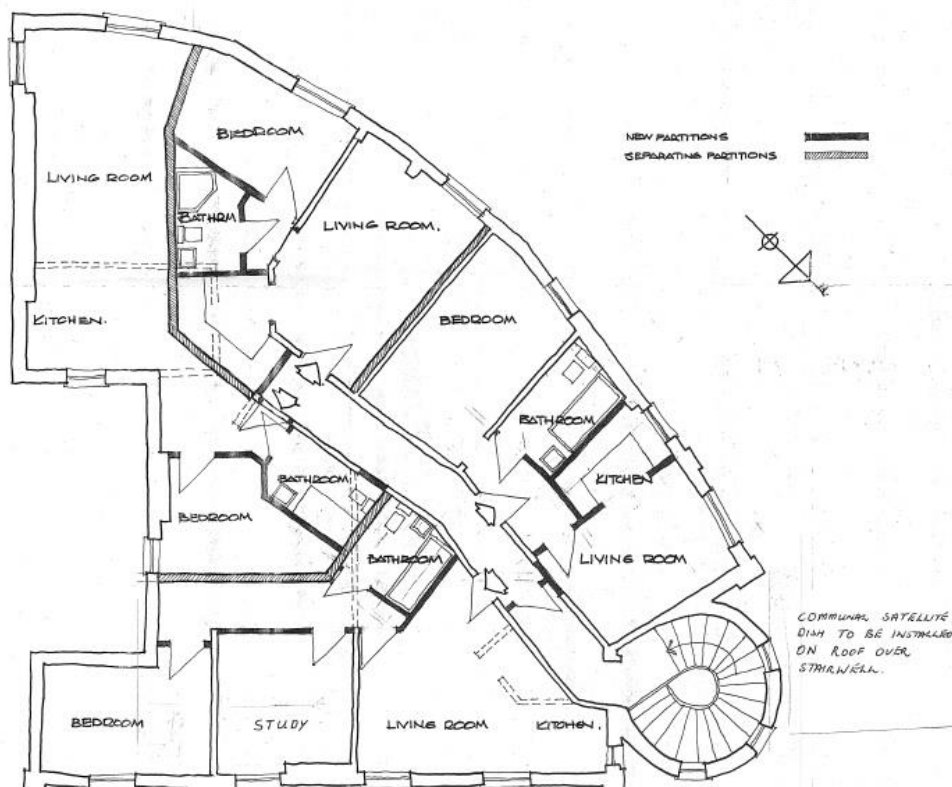
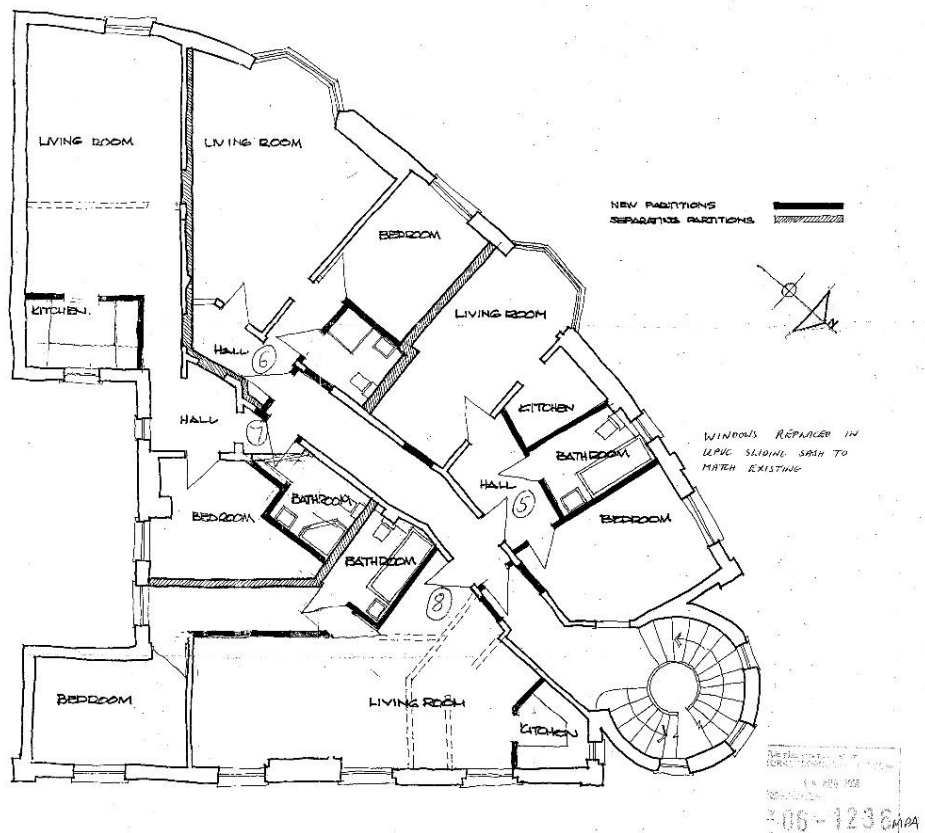
Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Municipal Chambers

Union Street, Torquay, Devon, TQ1 3DE



Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Municipal Chambers

Union Street, Torquay, Devon, TQ1 3DE



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

