



108 Union Street

Torquay, TQ2 5PH

Former Bank Premises For Sale

6,469 sq ft

(600.99 sq m)



- Prominent town centre location
- Attractive building suitable for a variety of uses
- Freehold
- All interest to be logged via Offr. Please scan the QR code.

Summary

Available Size	6,469 sq ft
Price	Offers in excess of £290,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a three-storey terraced building arranged over basement, ground and first floors. The ground floor provides an open-plan banking hall together with a number of consultation rooms. The basement accommodates a strong room, male and female WC facilities, and additional ancillary storage. The first floor comprises further office accommodation, a plant room and staff facilities.

Separate access to the upper-floor accommodation is provided via an entrance located to the left-hand side of the frontage when facing the building. The property also benefits from a small yard to the rear.

Location

Torquay is situated 25 miles south of Exeter and 35 miles east of Plymouth at the junction of the A380 and A385. The town, part of the region known as the English Riviera, has a resident population of approximately 60,000, along with a significant seasonal tourist influx.

The property is located 1 mile from Torquay Railway Station, which provides direct services to Exeter St David’s (from 46 minutes). It is positioned on the west side of Union Street, close to its junction with Castle Circus. Nearby occupiers include McDonald’s, Halifax, Cash Generator, Savers, and TUI, among many other local retailers.

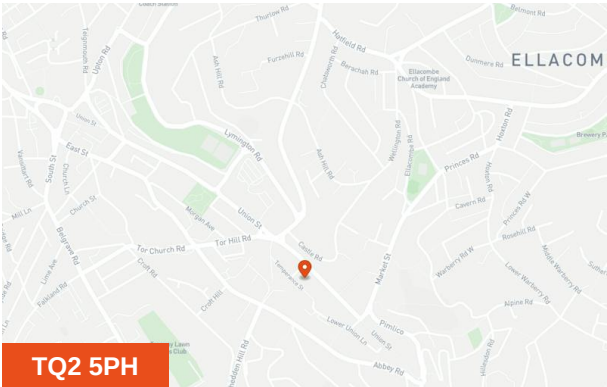
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,807	167.88	Available
Ground - Ancillary	440	40.88	Available
Basement - Ancillary	1,852	172.06	Available
1st - Ancillary	1,470	136.57	Available
2nd - Ancillary	900	83.61	Available
Total	6,469	601	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

George Bashford
07549 120 664
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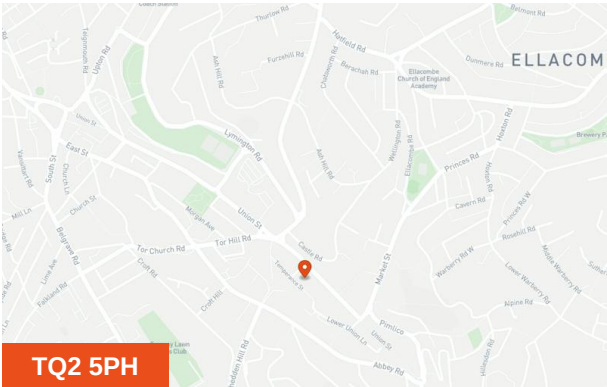
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,601	148.74	Available
Ground - Ancillary	440	40.88	Available
Basement - Ancillary	1,852	172.06	Available
1st - Ancillary	1,470	136.57	Available
2nd - Ancillary	900	83.61	Available
Total	6,263	581.86	

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In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



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