



HM Courts &
Tribunals Service



Torquay Magistrates Court

Union Street, Torquay, TQ1 4BP

Freehold Vacant Possession Conversion or Development Opportunity

951 sq m (10,236 sq ft) D1 existing accommodation

Site area 0.118 ha (0.291acre)



The site

- This former magistrates court comprises a two storey town centre building with small basement, reception area, offices and courtroom (cells at lower level) and is offered freehold with vacant possession
- Frontage to main road network

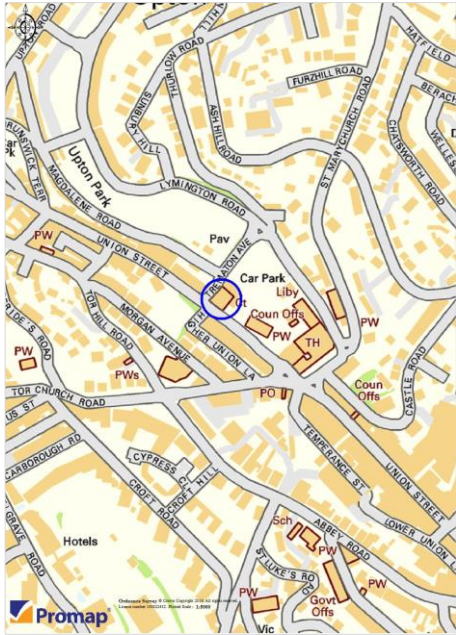
Opportunity

- Civic Quarter close to Town Hall Council Offices and Library
- Public Car Park to rear
- Development/conversion
- Potential alternative uses

Further information

For further information and to download the information pack visit:

www.hmcts-courtdisposals.co.uk



Opportunity

Torquay Magistrates Court is owned freehold by the Ministry of Justice who consider it surplus to their operational requirements.

Torquay Magistrates Court provides a rare opportunity for refurbishment or development, subject to gaining necessary permissions.

Location

The property is located in the centre of Torquay situated on Union Street. It is strategically located given its proximity to the principal vehicular routes into and out of the town – the A379 and A3022.

It is located within the urban area of Torquay which lies 22 miles (35 km) south of Exeter along the A380 on the north of Torbay, 38 miles (61 km) north-east of Plymouth, adjoining the neighbouring towns of Paignton and Brixham to the west. The site is within the Town Centre boundary and is adjacent to the Lymington Road car park and the Town Hall and Council Offices.

Adjacent is the Grade II* listed St Mary Magdalene Church and the boundary wall and gate piers south of the church. The Magistrates Court itself is not listed but is located within a Conservation Area. It is set back from the road. The topography falls away to the rear of the building and as such the building sits into the hillside along Trematon Avenue.

Description

The site contains a small associated unloading / parking area to the rear of the building. Beyond that is the Lymington Road Car Park.

It is a two storey building with small basement of concrete frame construction with facing masonry and brick under a flat roof with a lower ground floor and undercroft parking.

Windows are double-glazed casement units. Heating is gas- fired wet radiator system.

Internally the accommodation includes reception area offices and courtroom and cells at lower level.

The whole site extends to approximately 0.118 ha (0.291acres).

Accommodation

The site (identified in red for indicative purposes only) in its entirety extends to circa 0.118 hectares (0.291 acres). The property has been measured on a Gross Internal basis as follows:

Description	Sq m	Sq ft
Building	951	10,236

Planning

The existing use of the property is under Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The site is considered to be suitable for a variety of uses subject to planning.

For queries on planning please contact: Planning@torbay.gov.uk

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JLL's planning team has prepared a Planning Information Document which can be downloaded from the data room.

Legal Costs

Each party to bear their own legal costs incurred.





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Tenure

The Ministry of Justice own the site freehold and the site will be offered with vacant possession. The asking price is **£750,000**.

VAT

The property is not elected for VAT.

Method of Sale / Timetable

Offers are invited for the freehold interest.

Please refer to the instructions to bidders' document in the information pack.

Information Pack

The data site includes the following:

- Existing Floor Plans
- Photographs
- Energy Performance Certificate
- Legal Pack
- Instructions to bidders

Energy Performance

The property has an Energy Performance Certificate. The Energy Performance Rating is E105. A copy of the certificate and Advisory Report are available in the Information Pack.

Viewings & further information

Viewing by appointment only

To download the information pack and to register interest visit:

www.hmcts-court Disposals.co.uk

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