

# 9 Torquay Road

Ref No: 3824

Paignton, Devon, TQ3 3DU



## Ground Floor Lock Up Investment Property

Trading as Lily's Tea Rooms and Restaurant, Lease Expiring 2025

Let at £11,000 Per Annum

Ready Made Investment with Yield of 9.56%

Attractive Opportunity to Acquire Occupied Town Centre Investment

£115,000 Long Leasehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 9 Torquay Road

Paignton, Devon, TQ3 3DU

## LOCATION

The property enjoys a prominent trading location on Torquay Road, the main road connecting Paignton and Torquay. The lock up restaurant premises are located in a busy shopping thoroughfare providing good pedestrian flow and with the benefit of large residential areas also close by. Paignton, which is a flourishing seaside resort with a resident population in excess of 50,000, is famed for its long sandy beaches and the town has developed as a lively fun centre and popular tourist resort.

## DESCRIPTION

Lily's Tea Rooms & Restaurant is a smartly decorated premises which has the benefit of an alcohol licence. The property offers a ready made investment suitable for experienced Landlords or those looking to enter the sector.

The accommodation briefly comprises:-

### MAIN TRADE AREA

61.41m<sup>2</sup> (661 sq ft)

### STORAGE AREA

22.57m<sup>2</sup> (242 sq ft)

### GENTS CLOAKROOM

### LADIES CLOAKROOM

### LARGE COMMERCIAL KITCHEN

21.21m<sup>2</sup> (228 sq ft)

### BIN STORAGE AREA

Access to road at the rear.

### RATEABLE VALUE

2017 List: £13,500. Payable by the tenant. For further information on Rates Payable we advise you to contact the Local Authority, Torbay Council.

### TENURE

We have been informed that the property is held on an Internal Repairing and Insuring lease, expiring October 2025 at a current rent of £11,000. The tenant has an option to break in 2022.

The tenant is to contribute 33% towards buildings insurance and maintenance. For full details please contact the agents.

## SERVICES

We understand that the premises are connected to all mains services.

## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



[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 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

