

19 Market Street

Ref No: 3256

Torquay, Devon, TQ1 3AF



Substantial Town Centre Freehold Property

Arranged as Licensed Five Bedroom HMO & Ground Floor Retail Shop

Gross Income when Fully Let £28,700 Per Annum

Great Investment Opportunity

Viewing Highly Recommended

£225,000 Freehold

Interested in this property?
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DESCRIPTION

This substantial freehold terrace property is situated in Torquay town centre. The property is currently arranged as a ground floor retail unit currently let at an annual rent of £4,000, with a five bedroom licensed HMO on the first and second floors.

The property is offered for sale as a going concern investment and early viewing is highly recommended.

The accommodation briefly comprises:-

RETAIL UNIT

Currently let on a 3 year lease at a rent of £4,000 per annum, lease date October 2018.

MAIN RETAIL AREA

27' 4" x 14' 8" (8.34m x 4.47m)

Glazed entrance door leading to:-

OPEN PLAN RETAIL AREA

Door to:-

REAR HALLWAY

With under stairs cupboard.

STAFF KITCHEN/STORE ROOM (L shaped room)

11' 3" x 16' 6" (3.43m x 5.04m) Narrowing to 4' 8" (1.42m) in kitchen area with fire door exit to side.

CLOAKROOM

With WC and wash hand basin.

HMO LETTING ACCOMMODATION

Access via separate roadside entrance door to:-

ENTRANCE HALL

With fuse board and fire alarm board.

Stairs to:-

FIRST FLOOR

BEDROOM 5

12' 8" x 11' 3" (3.86m x 3.42m)

Double room with window to side and en-suite shower room with WC and wash hand basin.

Currently let at £110 per week.

COMMUNAL SHOWER ROOM

With shower cubicle, WC, wash hand basin and electric towel rail.

HALF LANDING

BEDROOM 3

11' 11" x 12' 1" (3.64m x 3.69m)

Double room with wash hand basin.

Currently let at £95 per week.

Stairs to:-

SECOND FLOOR LANDING

COMMUNAL KITCHEN

12' 6" x 13' 9" (3.80m x 4.18m)

Well appointment kitchen diner with a range of matching wall and base units, two built in electric cookers with filter canopy hoods over, inset sink and window to side.

COMMUNAL SHOWER ROOM

With shower cubicle, WC, wash hand basin and heated electric towel rail.

BEDROOM 4

18' 8" x 12' 9" (5.69m x 3.88m)

Double room with window to front and wash hand basin.

Currently let at £85 per week.

SEPARATE WC

With wash hand basin.

BEDROOM 1

12' 0" x 9' 3" (3.65m x 2.82m)

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Double room with window to rear and wash hand basin.

Currently let at £90 per week.

BEDROOM 2

12' 11" x 11' 2" (3.94m x 3.41m)

Double room with window to front and wash hand basin.

Currently let at £95 per week.

LANDLORD'S STORE

9' 3" x 7' 0" (2.83m x 2.13m)

Currently used as Landlord store room, with wash hand basin. This room could be an additional bedroom.

The letting rooms are let on 6 months Assured Shorthold Tenancy Agreements and the rents are inclusive of all utilities and council tax.

RATEABLE VALUE

For the retail premises.

2017 List: £7,000.

Giving 100% Business Rate Relief for small businesses. Interested parties are advised to contact the Local Billing Authority, Torbay Council for more information.

EPC RATING 'D'

COUNCIL TAX BAND 'B'

VIEWING

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

HMO LICENSING SCHEME

19 Market Street, was listed on the public register for HMO at the time of publication of this document. Interested parties are advised to make their own enquiries with Local Authority, Torbay Council.

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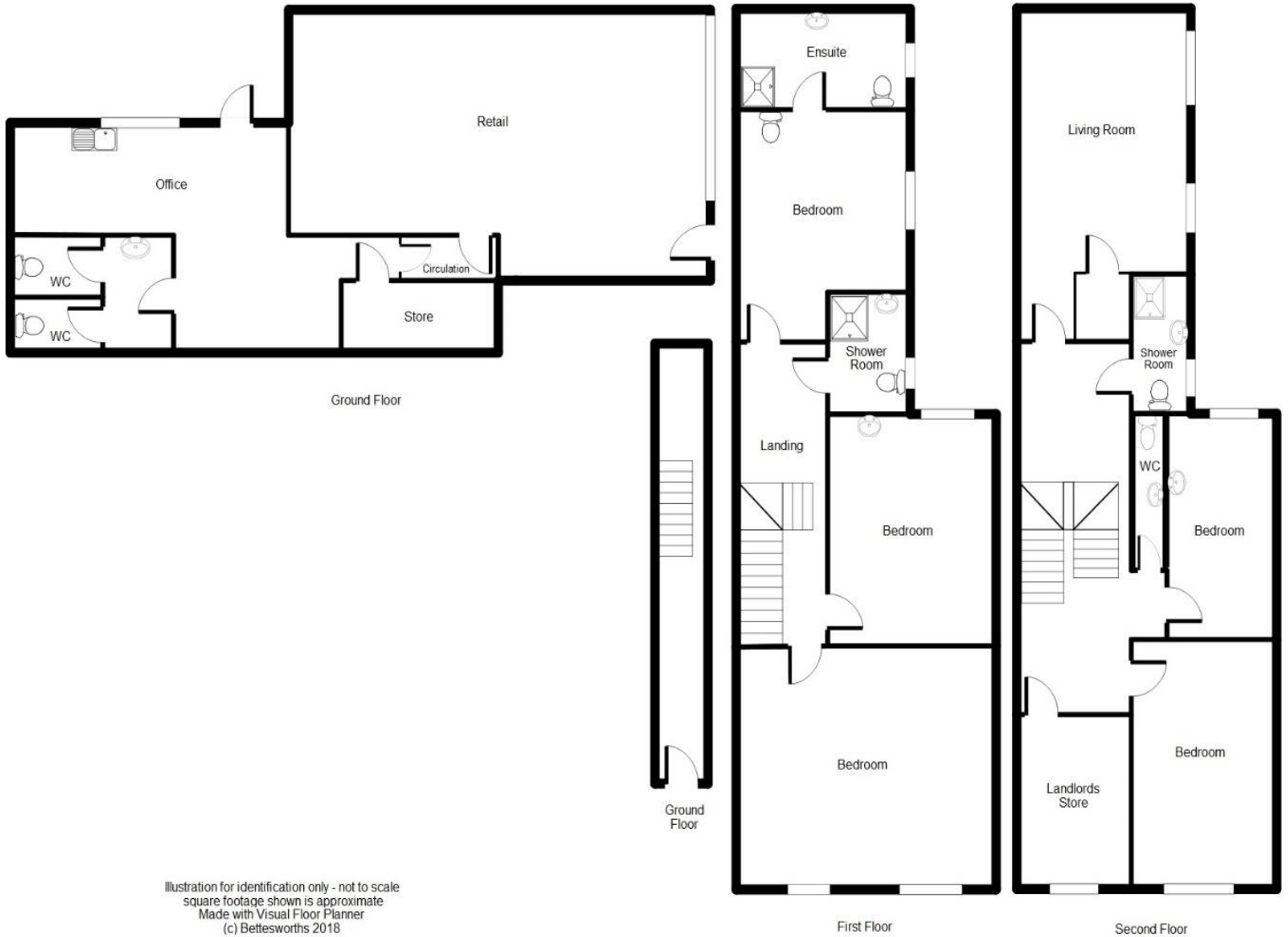


Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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