

# The Workshop, Erin Yard Storage

Ref No: 3359

East Street, Torquay, Devon, TQ2 5SD



## Affordable Investment Opportunity of Builders Workshop/Store

Centrally Located Builders Workshop/Store

Currently Let, Rental Yield 6.98%

Gross Internal Area 59m<sup>2</sup> (637 sq ft)

Viewing Highly Recommended

£55,000 Freehold

Interested in this property?  
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## LOCATION

Erin Yard is situated close to Torquay Town Centre. Set to the rear of East Street, the property is accessed via an archway from the road.

## DESCRIPTION

Set within Erin Yard to the rear of East Street, the property comprises of two storey lock up. Currently let on a new 3 year Full Repairing and Insuring lease, this affordable freehold unit offers a 6.98% return. The unit is currently used by the tenant as storage space for their local building and decorating business.

The accommodation briefly comprises:-

### GROUND FLOOR

24' 7" x 15' 5" (7.5m x 4.7m)  
Including WC.

### FIRST FLOOR

15' 5" x 24' 7" (4.7m x 7.5m)

### TERMS OF LEASE

Let on a 3 year Full Repairing and Insuring Lease from 1<sup>st</sup> December 2019, with a passing rent of £3,840 per annum.

### RATEABLE VALUE

The property is expected to be below the limited set for Small Business Rate Exemption. Consequentially eligible occupiers should be able to gain up to 100% Small Business Rate Relief. Interested parties should contact the Local Billing Authority, Torbay Council for further details.

### VIEWING

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

### EPC AWAITED



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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