

Freehold Investment Property (Business Unaffected) Ref No: 3520

8 Old Mill Road, Torquay, Devon, TQ2 6AU



Freehold Investment Property

Comprises Ground Floor Takeaway with Self Contained, 2 Bedroom Flat Over

Let on a 12 Year Fully Repairing and Insuring Lease from 2000, Tenant Holding Over

Current Rent £8,400 Per Annum

Great Potential

£125,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



8 Old Mill Road

Torquay, Devon, TQ2 6AU

LOCATION

The property is situated in Old Mill Road, one of two local shopping parades serving the Chelston district of Torquay. The surrounding properties are a mixture of local retail units, mainly with flats over.

DESCRIPTION

The property comprises a mid-terraced building, with ground floor takeaway and first floor flat. At the rear, there is an enclosed, overgrown garden.

The property appears to be traditionally constructed, with brick walls, under a pitched roof.

The property is held as an investment and let on a Lease dated 2nd November 2000 for a period of 12 years, commencing on 29th September 2000.

The tenant is holding over on the original Lease, with no notices served by the Landlord or tenant. The current rent is £8,400 per annum.

The accommodation briefly comprises:-

GROUND FLOOR

Net Internal Area 41.67m².

TAKEAWAY & KITCHEN AREA

FRONTAGE

12' 10" (3.9m)

DEPTH

29' 2" (8.9m)

MINIMUM WIDTH

10' 3" (3.12m)

INNER HALLWAY

Leads to:-

STORAGE AREA

9' 5" x 10' 9" (2.88m x 3.27m)

With WC.

Separate door from Old Mill Road leads to:-

HALLWAY

Staircase to:-

FIRST FLOOR

LANDING

LIVING ROOM

10' 8" x 12' 6" (3.25m x 3.82m)

KITCHEN

10' 0" x 7' 3" (3.06m x 2.22m)

BATHROOM

8' 1" x 5' 6" (2.46m x 1.67m)

BEDROOM 1

8' 6" x 9' 6" (2.59m x 2.90m)

BEDROOM 2

12' 5" x 11' 10" (3.79m x 3.61m)

EXTERIOR

Rear overgrown garden.

COUNCIL TAX BAND B

EPC RATINGS

8 OLD MILL ROAD – E.

8A OLD MILL ROAD – D.

VIEWING

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

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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