

# 3-5 Lucius Street

Ref No: 3679

Torquay, Devon, TQ2 5UW



## Mixed Commercial/Residential Investment Opportunity

2 Commercial Premises & A Spacious First Floor, 2 Bedroom Flat

Currently Part Let & Part Owner Occupied

Potential Income of over £21,000 Per Annum

Opportunity for Investors or Part Owner Occupiers

£280,000 Freehold

Interested in this property?

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## DESCRIPTION

The property presents an opportunity to own a tidy mixed commercial and residential investment in a popular trading location, close to Torquay Town Centre.

Lucius Street has a vibrant mix of individual occupiers and links Torquay's principle holiday accommodation area with the town centre.

The two commercial units are of a generous size and would suit a variety of different users. 5 Lucius Street is to be sold with Vacant Possession and 3 Lucius Street subject to the current tenancy to The Bridal Box. The Bridal Box occupy under a 5 year lease from August 2018 at a passing rent of £7,500 per annum.

The residential element of the investment is accessed via the rear of the property, addressed as 12 Tor Church Road. This large first floor, two bed flat, is currently let at a concessionary rent of £450pcm and is smartly presented throughout. The flat benefits from gas central heating supplied by a valiant boiler.

This opportunity would suit a variety of investors or owner occupiers. Viewing is highly recommended and can be organised through the Sole Agents, Bettsworths.

The accommodation briefly comprises:-

### **3 LUCIUS STREET**

Currently let to The Bridal Box until August 2023 at £7,500 per annum.

#### **RETAIL AREA**

15' 1" x 35' 10" (4.59m x 10.93m) (max)

#### **FIRST FLOOR**

#### **STORAGE ROOM**

13' 5" x 16' 4" (4.08m x 4.98m)

### **5 LUCIUS STREET**

Sold with Vacant Possession

#### **OFFICE**

16' 2" x 26' 0" (4.93m x 7.93m)

#### **PARTITIONED OFFICE**

3' 9" x 7' 4" (1.14m x 2.24m)

#### **REAR OFFICE**

10' 2" x 18' 5" (3.1m x 5.62m) (max)

#### **FIRST FLOOR**

#### **OFFICE**

7' 1" x 11' 11" (2.16m x 3.62m)

#### **BASEMENT**

#### **STORE**

13' 11" x 6' 9" (4.25m x 2.05m)

#### **STORE**

12' 0" x 4' 9" (3.66m x 1.46m)

#### **STRONG ROOM/VAULT**

12' 0" x 4' 9" (3.66m x 1.46m)

#### **STORE**

8' 2" x 11' 10" (2.5m x 3.61m)

#### **STORE**

8' 10" x 14' 8" (2.7m x 4.48m)

#### **STORE**

22' 8" x 9' 4" (6.9m x 2.85m)

### **FIRST FLOOR COMMUNAL AREA**

The two commercial units share the Kitchen and WC facilities and both have a storage room allocated to them.

### **12 TOR CHURCH ROAD**

Currently let at £450 pcm.

Access at the rear of the property. Benefitting with gas fired central heating supplied via a Valiant boiler.

#### **HALLWAY**

Stairs leading to:-

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## LANDING

Doors to:-

## LOUNGE

15' 6" x 15' 9" (4.73m x 4.80m)

## KITCHEN

7' 1" x 11' 2" (2.16m x 3.41m)

Single drainer stainless steel sink unit, rolled edge kitchen working surfaces, cupboards and storage cabinets.

## BEDROOM 1

11' 4" x 18' 3" (3.45m x 5.55m)

## BEDROOM 2

9' 6" x 11' 7" (2.9m x 3.52m)

## BATHROOM

6' 2" x 5' 10" (1.88m x 1.77m)

With wash hand basin, WC and double electric shower.

## EPC RATINGS

3-5 Lucius Street – C.  
12 Tor Church Road – Awaited.

## COUNCIL TAX BAND

12 Tor Church Road – B.

## RATEABLE VALUE

2017 List: 3 Lucius Street - £5,800.

2017 List: 5 Lucius Street - £6,000.

100% Small Business Rate Relief available to Qualifying Small Businesses.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 21021.



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