

137-139 St Marychurch Road

Ref No: 3705

Torquay, Devon, TQ1 3HW



Large Commercial Property For Sale

Previously a Business Centre with Potential Gross Income in Excess of £30,000 (When Fully Let)

Gross Internal Area Approximately: 192m² (2,077 sq ft)

Potential for Investors, Owner-Occupiers or Developers to Split & Create a Mix of Commercial & Residential Space to Maximise Value

Car Park to Rear

£225,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



137-139 St Marychurch Road

Torquay, Devon, TQ1 3HW

LOCATION

The property is part of the parade of shops on St Marychurch Road and less than 10 minutes from Torquay Town Centre. The road itself hosts a number of national retailers including, Domino's, McColl's convenience store and soon to become Lidl's Supermarket. In addition to these there are a number of independent traders both in retail and services, with high volumes of traffic and healthy foot fall, supported by the densely populated immediate residential area. St Marychurch Road is a busy trading location year round.

DESCRIPTION

The property has been run over the last 20 years as a Business Centre, catering to both small and medium sized businesses. Due to the size and layout of the property there is much scope for reorienting the current layout to better suit an owner occupier, investor or developer. Subject to consents, the property could be divided, extended and/or converted to suit purchasers intentions and to maximise value.

The existing accommodation briefly comprises:-

ENTRANCE HALL

SUITE 1

Comprising two offices:-

OFFICE 1

15' 5" x 14' 1" (4.7m x 4.3m) 21m².

OFFICE 2

14' 7" x 12' 0" (4.45m x 3.65m) 16.24m²

Entrance hall leads to:-

OFFICE 3

15' 1" x 11' 2" (4.6m x 3.4m) 15.64m².

SUITE 2

Suite 2 comprises half of the Ground Floor and includes:-

OPEN OFFICE

STORE

DIRECTORS OFFICE

WC

KITCHEN

30' 4" x 18' 4" (9.25m x 5.6m) 51.8m² (max)

Stairwell in Entrance Hall leads to:-

FIRST LANDING

GENTS WC

KITCHENETTE

OFFICE 5

11' 0" x 8' 8" (3.35m x 2.65m) 8.87m².

FIRE EXIT LEADING TO REAR OF BUILDING

11' 10" x 14' 7" (3.6m x 4.45m)

OFFICE 6

12' 0" x 14' 7" (3.65m x 4.45m)

OFFICE 7

15' 9" x 10' 6" (4.8m x 3.2m)

OFFICE 8

7' 7" x 12' 2" (2.3m x 3.7m)

FIRST FLOOR LANDING

LADIES WC

OFFICE 9

11' 10" x 14' 7" (3.6m x 4.45m)

OFFICE 10

11' 2" x 15' 9" (3.4m x 4.8m)

OFFICE 12

6' 11" x 12' 2" (2.1m x 3.7m)

SMALL STORE AT THE REAR

TENURE

The property is being sold freehold and subject to current leases. These leases do not have security of tenure, so Vacant Possession could be achieved.

BUSINESS RATES

Currently for the whole building. 2017 List: £16,750.

LEGAL COSTS

Each party are to bear their own legal costs occurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

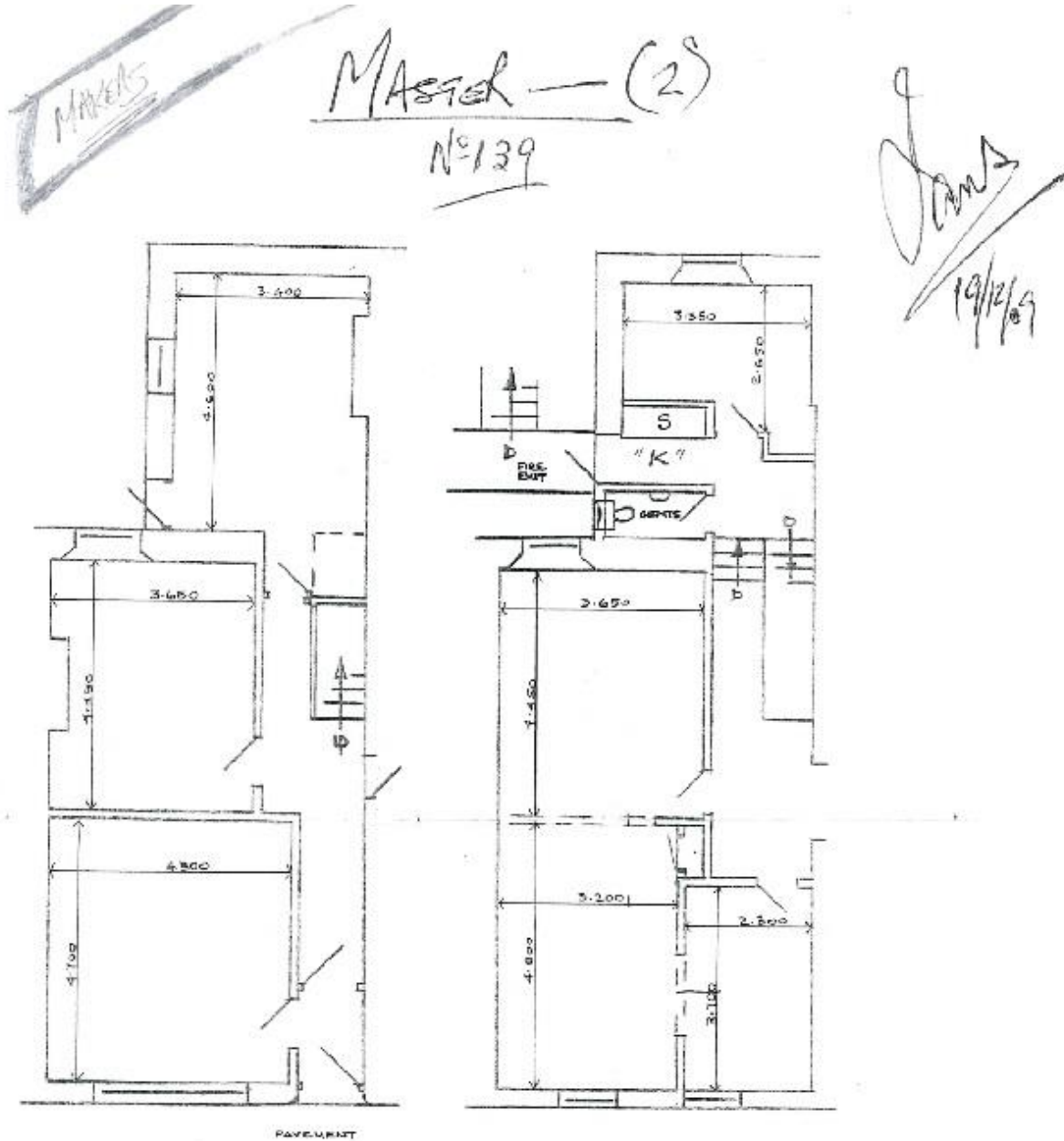


Family Business
3 Generations
Since 1943



137-139 St Marychurch Road

Torquay, Devon, TQ1 3HW



GROUND FLOOR PLAN

FIRST FLOOR PLAN · DRAWING Nº 09/691

139, ST MARYCHURCH ROAD,
TORQUAY TQ1 3HW

Scale 1:100

Date 26.5.09 DIMENSIONS ARE IN METRES

EJ Shepley
CONSTRUCTION
DESIGN SCHEMES
RM 32, Castle Circus House,
TORQUAY, DEVON TQ1 3HW

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





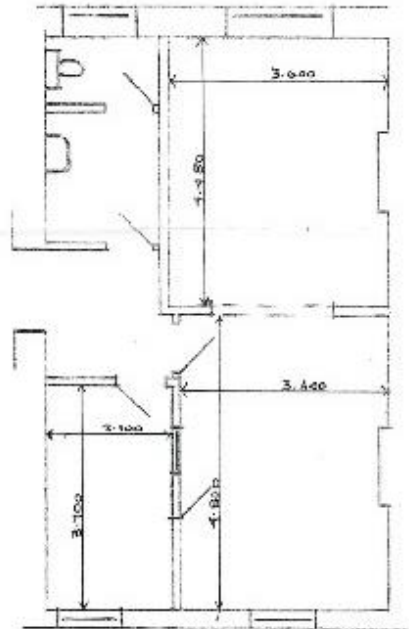
137-139 St Marychurch Road

Torquay, Devon, TQ1 3HW



GROUND FLOOR PLAN

137, ST MARYCHURCH ROAD
TORQUAY TQ1 3HW



FIRST FLOOR PLAN - DRAWING NO
09/726

Scale 1:100

date 18.12.09

E. T. C. / [Signature]

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

