

147 Lymington Road

Ref No: 3721

Torquay, Devon, TQ1 4BE



Ground Floor Unit Commercial Investment

Currently Let to a Chiropractic Clinic

10 Year FRI Lease from 8th August 2014 at £7,500 Per Annum

SIPP Investment Opportunity

Viewing Highly Recommended

£95,000 Freehold

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



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LOCATION

147 Lymington Road is located directly opposite the Torquay Business Innovation Centre, close to Torquay Town Centre. Lymington Road is an important route bringing traffic to and from Torquay Town Centre, which is approximately 500 yards distant.

DESCRIPTION

147 Lymington Road is an ideally situated business premises that provides high specification office accommodation with prominent frontage onto the busy Lymington Road. The Office has the benefit of Gas Fired Central Heating, Air Conditioning, WiFi, Fire and Intruder Alarms, a Kitchen Area, and WC.

Let on a 10 year full repairing and insuring lease at a rent of £7,500 per annum. The current tenant has been in occupation since August 2014 and is currently trading under the name Essential Chiropractic. This property offers an attractive investment opportunity for a number of investors and would be well suited as a SIPP investment.

The accommodation briefly comprises:-

FRONTAGE

15' 5" (4.7m)

RECEPTION AREA

15' 4" x 7' 11" (4.67m x 2.42m)

MAIN OFFICE

11' 2" x 9' 3" (3.41m x 2.81m)

SECONDARY OFFICE

9' 4" x 8' 8" (2.84m x 2.64m)

REAR OFFICE AREA

11' 3" x 8' 4" (3.44m x 2.54m)

KITCHENETTE AREA

With units and sink/drain.

WC

CHANGING AREA

With individual cubicles.

TENURE

The property is owned freehold, subject to a long lease on the first floor flat.

BUSINESS RATES

2017 List: £6,000

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING B

VIEWING

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



www.bettsworths.co.uk
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