

The House of Fables

Ref No: 4201

72 & 72a Fore Street, St. Marychurch, Torquay, Devon, TQ1 4LX



Superb Character Building in Beautiful St Marychurch

Great Corner Location & Striking Appearance

Ground Floor Corner Retail Unit & Separate Self-Contained First Floor 1 Bedroom Apartment

Being Sold with Vacant Possession of the Ground Floor Shop (Flat Let at £550pcm)

An Opportunity for Investors or Commercial Owner Occupiers

Offers in Excess of £200,000 Freehold

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



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LOCATION

St Marychurch is a picturesque and desirable suburb of Torquay, with fantastic amenities and easy access to the town centre. St Marychurch is a popular residential area, being close to some of Torquay's coves and coastline.

The immediate area known as St Marychurch precinct, is home to a range of independent and multiple, retailers, catering establishments, businesses and attractions (such as The Model Village and Bygones) and a variety of other small businesses. This is a close and thriving community, popular with residents and visitors alike.

DESCRIPTION

The property comprises a two storey corner premises built in a Tudor style with decorative exposed timbers. The property is prominent and visible to traffic entering Fore Street and its striking design and appearance makes it stand out.

The ground floor of the property has been owner occupied and trading as 'The House of Fables Bookshop', under our vendor client's ownership for many years. Our client is now selling due to retirement.

The ground floor retail unit is being sold with Vacant Possession and is self-contained.

At first floor level accessed independently from Fore Street, is a one bedroom apartment. The apartment is currently let on an Assured Shorthold Tenancy and will be sold, subject to this tenancy.

The property presents an opportunity for commercial owner occupiers to locate their business in this convenient, visible and desirable location.

Alternatively, investor purchasers may look to re-let the commercial premises in order to derive a healthy rental income in this popular business and residential location.

The accommodation briefly comprises:-

GROUND FLOOR

MAIN TRADING AREA

Approx: 30.5m² (328 sq ft)

PARTITIONED KITCHEN AREA

WC

72A FORE STREET

Accessed via an independent pedestrian door from Fore Street.

Stairs lead up to:-

FIRST FLOOR LEVEL

Comprising:-

LIVING AREA

KITCHEN

BEDROOM

BATHROOM

TENURE

The property is being sold freehold, with Vacant Possession of the commercial ground floor shop and subject to the Assured Shorthold Tenancy on the first floor.

72a Fore Street is occupied under an Assured Shorthold Tenancy at a passing rent of £550 per calendar month.

The Title of the property is as follows:-

72 Fore Street is owned freehold, with our client also separately owning a long leasehold interest on 72a Fore Street.

Depending on preference, purchasers could buy both titles separately or merge them as a single freehold again.

RATEABLE VALUE

72 Fore Street - 2017 List: £4,585.

Please note this is not Rates Payable. Eligible small businesses will be entitled to 100% Rates Relief on this.

LEGAL COSTS

Each party are to bear their own costs incurred in any transaction.

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VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. All interested parties are politely requested to respect our clients and the tenant's quiet enjoyment of the property. Tel. 01803 212021.

EPC RATING

72A Fore Street - E.
72 Fore Street - C.



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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.

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