

30 Torwood Street

Ref No: 4218

Torquay, Devon, TQ1 1EB



Rare Opportunity to Acquire a Freehold Investment Near to Torquay's Harbourside

Comprising a Takeaway Unit and Self-Contained One Bedroom Flat

Currently Let Under One Lease at £12,000 Per Annum

Lease Expiring February 2023

Suitable for Owner Occupiers or Investors – Asset Management Opportunity

£220,000 Freehold

Interested in this property?

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LOCATION

A 2-minute walk from the Town Centre and Harbour, the premises holds a highly visible position surrounded by a mixture of professional services, retail units and restaurants. The area has recently experienced large volumes of investment, with the Hilton Hotel Development located a few doors down and a new Premier Inn hotel being constructed on the Terrace behind. The premises are well situated to benefit from the generated footfall and high levels of traffic.

DESCRIPTION

Currently let at £12,000 per annum until February 2023. The tenant holds a lease over the whole building, including the one-bedroom flat, which is currently sublet with separate access.

The existing tenant does not wish to renew their lease, and vacant possession may be available prior to February 2023. This presents opportunity for a buyer to separately let the residential and commercial elements in future – increasing rental income.

The accommodation briefly comprises:-

TRADE AREA

23' 0" x 10' 2" (7.0m x 3.1m)

Stairs leading to:-

KITCHEN

29' 2" x 15' 1" (8.9m x 4.6m)

Commercial kitchen with wipe clean cladding and nonslip flooring.

STAFF ROOM

4' 11" x 12' 2" (1.5m x 3.7m)

WC

FIRST FLOOR OFFICE

16' 1" x 10' 10" (4.9m x 3.3m)

FIRST FLOOR FLAT

With separate access.

KITCHEN

11' 10" x 11' 10" (3.6m x 3.6m)

BATHROOM

8' 2" x 9' 6" (2.5m x 2.9m)

LIVING ROOM

12' 2" x 10' 10" (3.7m x 3.3m)

BEDROOM

14' 9" x 8' 10" (4.5m x 2.7m) (max)

The flat is currently let at £498 per calendar month. Inclusive of water only.

The flat is let on a 6-month AST.

TENURE

The property is being sold freehold subject to the commercial lease and residential sub lease.

The commercial lease is due to expire in February 2023 with the current tenant not wishing to renew.

BUSINESS RATES

2017 List: £6,500.

Please note this is not Rates Payable. 100% relief available for eligible businesses. Interested parties are advised to make their own enquiries with the Local Billing Authority Torbay Council.

COUNCIL TAX BAND

73 The Terrace - A.

EPC RATING D

VIEWING

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



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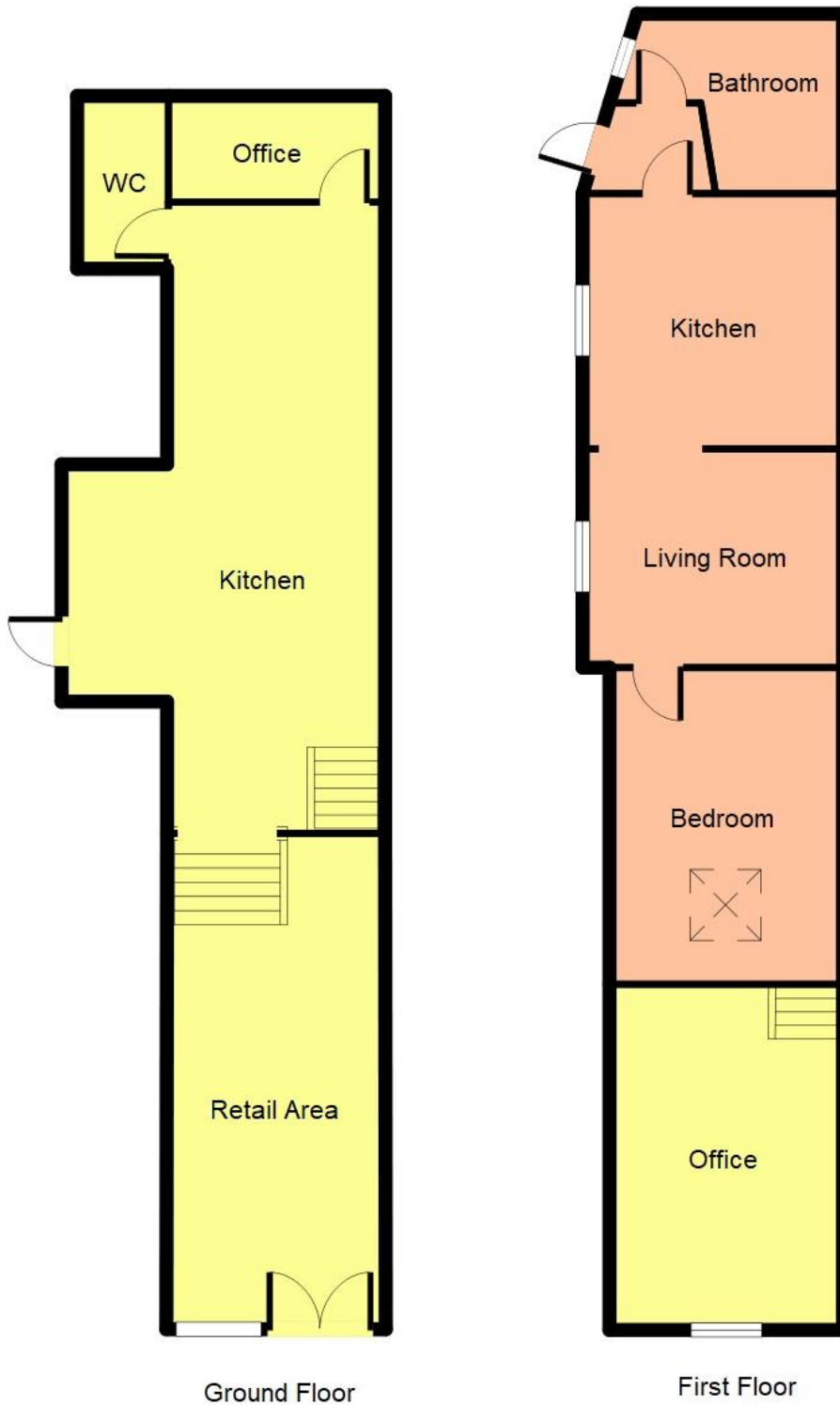
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www.bettesworths.co.uk
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