

Commercial Investment Property

Ref No: 4252

230 Lymington Road, Torquay, Devon, TQ1 4AR



Substantial Roadside Unit in a Popular Central Location

Currently Operating as Garage Premises – Business Unaffected

Let on a 10 year from 2018 FR&I lease at a Rent of £22,500 PA (Initial 7.5% Yield)

Gross Internal Area Approx: 830m² (8,935 sq ft)

Large Private Parking Yard

£300,000 Freehold

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LOCATION

The property occupies a large visible corner unit spanning from the junction of Lymington Road and Chatto Road, up to Parkfield Road, Torquay.

Lymington Road is an edge of town centre location favoured by many commercial occupiers (including Jewson, Halfords, City Plumbing & Denmans) The property has been recently let to the current occupiers, having previously been operated as an owner occupier Garage business for over 90 years.

The property comprises a forecourt, garage/MOT test centre with various workshops, showrooms and stores and a large private car park/yard.

The occupiers operate at successful Garage business from the premises and are a well-established family company, having previously traded in Newton Abbot and formerly Torquay.

The premises briefly comprises:-

GARAGE PREMISES

MAIN WORKSHOP, GROUND FLOOR STORES & OFFICES

Totaling approximately 655m² (7,050 sq ft).

UPPER GROUND FLOOR SHOWROOM

55m² (592 sq ft).

FIRST FLOOR OFFICE & STORES

65m² (700 sq ft).

CAR PARK/YARD

Approximately 140m² (1,500 sq ft).

TENURE

The property is held on a 10 year FRI lease from 2018, contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Let to ACM Ltd, backed by personal guarantee.

RENT

£22,500 per annum.

BUSINESS RATES

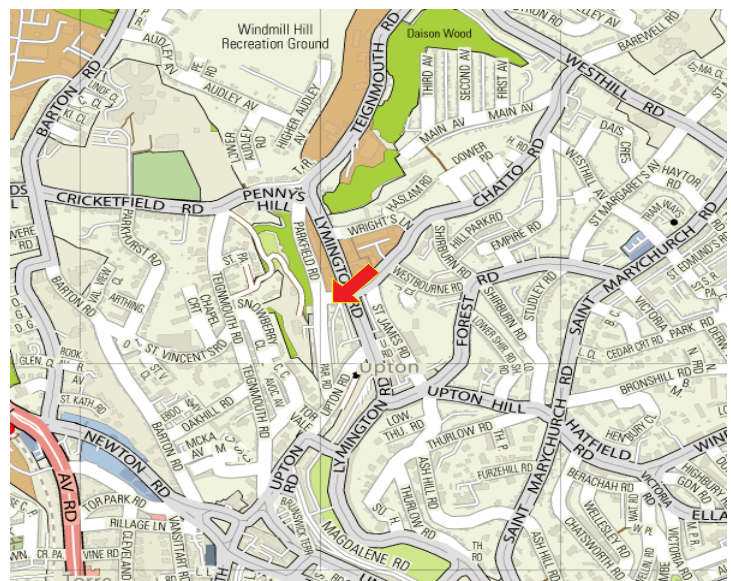
2017 List: £17,674.

LEGAL COSTS

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

EPC RATING E

BUSINESS UNAFFECTED



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