

# 121 St. Marychurch Road

Ref No: 4266

Torquay, Devon, TQ1 3HL



### Mixed Use Retail & Residential Investment

Much Sought After, Busy Roadside Location - Directly Opposite Lidl Supermarket

Generous Size Two Bedroom Apartment – Letting at £750 PM

Retail Unit Let to an Established Tenant Trading as a Ladies & Gents Hairdressers

Current Rental Income £19,200 Per Annum - With Scope for Rental Growth

### £220,000 Freehold







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#### LOCATION

The property is located on St Marychurch Road, in the Plaimoor area of Torquay. Plainmoor is a densley populated residential area and the shops, cafes, takeaways and other businesses of St Marychurch Road provide a wide range of amenities to the surrounding population.

St Marychurch Road is also a main thoroughfare road linking Torquay town centre with Babbacombe, St Marychurch and Watcombe areas of Torquay.

Nearby occupiers include pubs, several takeaways, convenience store, pharmacy and other independent retailers. The property is situated directly opposite the very busy Lidl Supermarket.

#### DESCRIPTION

The property is a mid terrace, mixed use property. The ground floor comprises a retail shop arranged as a salon. The residential accommodation over (access from the rear) is independent and comprises a large two bedroom flat, accessed from Fourtune Way to the rear.

The property comprises:-

#### **RETAIL UNIT**

SHOP FRONTAGE 19' 0" x 29' 10" (5.8m x max depth 9.1m) With KITCHENETTE & WC.

**NET INTERNAL AREA** Approximately 55m<sup>2</sup> (592 sq ft).

#### 121a ST MARYCHURCH ROAD

Access from Fourtune Way at the rear.

Stairs and inner hall leads to:-

LANDING With storage cupboard.

LOUNGE 12' 9" x 14' 11" (3.89m x 4.55m)

**CONNECTED KITCHEN** 12' 1" x 5' 0" (3.68m x 1.53m)

**BEDROOM 1** 12' 3'' x 5' 10'' (3.73m x 1.78m)

**BEDROOM 2** 11' 9" x 9' 2" (3.58m x 2.80m)

**BATHROOM** With bath and shower over, WC and wash hand basin.

**TENURE** The property is being sold Freehold, subject to the commercial lease and the residential Assured Shorthold Tenancy. COMMERCIAL LEASE

The retail unit is Let on a commercial Lease for a term of 6 years from 2023.

The passing rent is  $\pounds10,200$  per annum.

**SERVICE CHARGE** £450 per annum.

BUILDINGS INSURANCE

40% of total premium.

#### 121a ST MARYCHURCH ROAD

Will be occupied under an Assured Shorthold Tenancy at  $\pounds750$  per calendar month.

#### UTILITIES

The property is connected to electricity, water and mains drainage.

#### LEGAL COSTS

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

#### VIEWING

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

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

#### **EPC RATINGS**

121 St Marychurch Road - C. 121A St Marychurch Road - E.

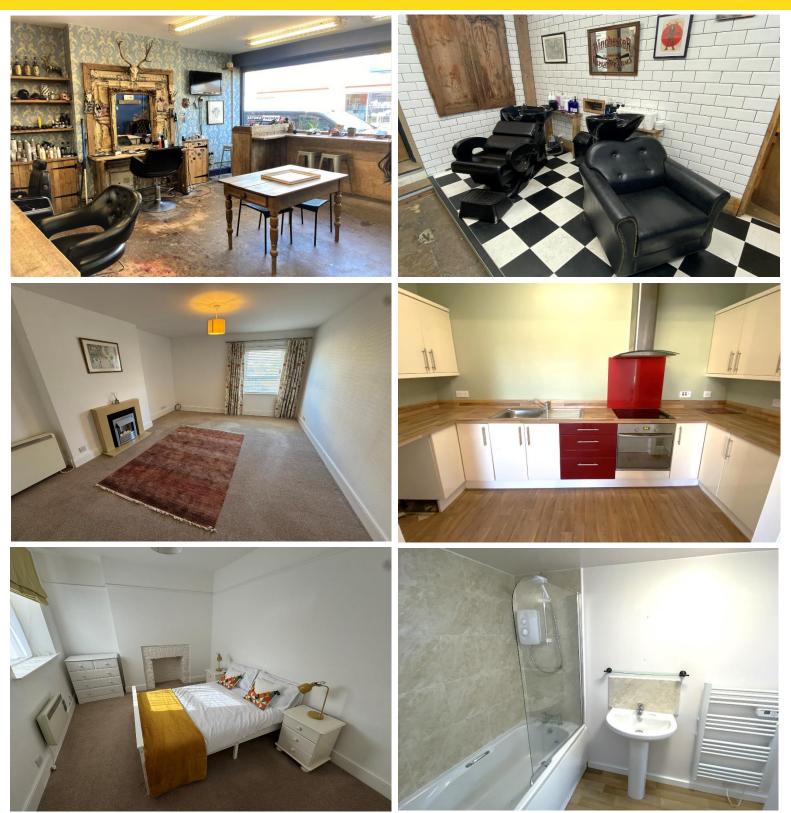
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www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1BB



**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.

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