

6 Tudor Buildings

Ref No: 4251

Fore Street, St Marychurch, Torquay, TQ1 4PR



Ground Floor Commercial Unit & 3-Bed Maisonette

Situated in the Sought After District of St Marychurch

Highly Visible Commercial Unit 42m² (452 sq ft)

Spacious Three Bedroom Maisonette

Suitable for a Variety of Uses (Subject to Necessary Consent)

Annual Rental of £16,500

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LOCATION

The property occupies a prominent position in the busy and well-regarded district of St Marychurch, Torquay. St Marychurch is a popular and well known area of Torquay and is situated less than half a mile from the sea and less than a mile from the town centre. St Marychurch is recognised as one of Torquay's most desirable residential and commercial locations, with a fine mix of privately owned shops, attractive pedestrianised precinct and tourist attractions including the Model Village, the Cliff Railway, Babbacombe Downs and Bygones Victorian Museum.

DESCRIPTION

Forming part of a Grade II listed terrace, the property occupies a highly visible and well-known stretch of Fore Street. The property itself is an end terrace, with the ground floor currently arranged as office accommodation. Although well suited for another office user, alternative uses will be considered. The first and second floors of the property are currently arranged as a large 3-bedroom maisonette. The access to the maisonette is through the rear of the property and through the communal staircase. To the rear is a fenced off hard standing area, suitable as a garden space or as parking for one car.

The accommodation briefly comprises:-

COMMERCIAL UNIT

MAIN OFFICE

23' 4" x 16' 9" (7.1m x 5.1m)

REAR OFFICE

15' 1" x 9' 10" (4.6m x 3.0m)

HALLWAY/ KITCHENETTE

7' 7" x 5' 3" (2.3m x 1.6m)

Door to rear and stairs leading to:-

WC

MAISONETTE

LOUNGE

16' 1" x 11' 6" (4.9m x 3.5m)

KITCHEN/ DINER

12' 6" x 11' 2" (3.8m x 3.4m)

STUDY

7' 3" x 6' 11" (2.2m x 2.1m)

BATHROOM

10' 2" x 7' 3" (3.1m x 2.2m)

BEDROOM

14' 1" x 12' 6" (4.3m x 3.8m)

BEDROOM

12' 10" x 10' 2" (3.9m x 3.1m)

With walk in storage.

BEDROOM

9' 6" x 7' 7" (2.9m x 2.3m)

EXTERNAL

To the rear of the property is a fenced courtyard. This could be used as garden space or as parking for one car.

BUSINESS RATES

2017 List: £10,250

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND B

EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk

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



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