

# 4 Tor Hill Road

Ref No: 2661

Torquay, Devon, TQ2 5RA



## Freehold Commercial Investment for Sale

Sold with Vacant Possession

Retail Area Approx: 68m<sup>2</sup> (732 sq ft)

Would Suit Investors or Owner Occupiers

Viewing Highly Recommended

£69,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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Torquay, Devon, TQ2 5RA

## LOCATION

The shop is located in the Castle Circus area of central Torquay, next to a busy Post Office and convenience store. Castle Circus is situated at the top of Union Street very close to Torquay's prime retail area. Near by are the various offices of Torbay Council, the Town Hall and a variety of quality independent and multiple retailers.

## DESCRIPTION

The unit comprises a large Ground Floor lock up shop in good order and sold with vacant possession. The property presents a good opportunity to acquire a quality shop very close to the heart of the town centre, either as an investment or for an owner occupier wanting a highly visible business location.

## ACCOMMODATION

The accommodation briefly comprises:-

### MAIN RETAIL AREA

14' 6" x 28' 3" (4.42m x 8.6m)

### TOP RETAIL AREA

17' 6" x 15' 4" (5.34m x 4.67m)  
(Two steps from retail area)

### ADDITIONAL AREA

6' 10" x 8' 6" (2.08m x 2.59m)  
(Incorporating coat store)

### STORAGE AREA

6' 6" x 12' 4" (1.97m x 3.77m)

### KITCHEN

7' 5" x 7' 8" (2.25m x 2.33m)  
With worktop, fridge, sink/drainage and hot water cylinder.

### WC

### BUSINESS RATES

The property is assessed for Business Rates as follows:

2017 List: £8,900.

**Please note this is not Rates Payable.** Interested parties are advised to contact the Local Billing Authority, Torbay Council.

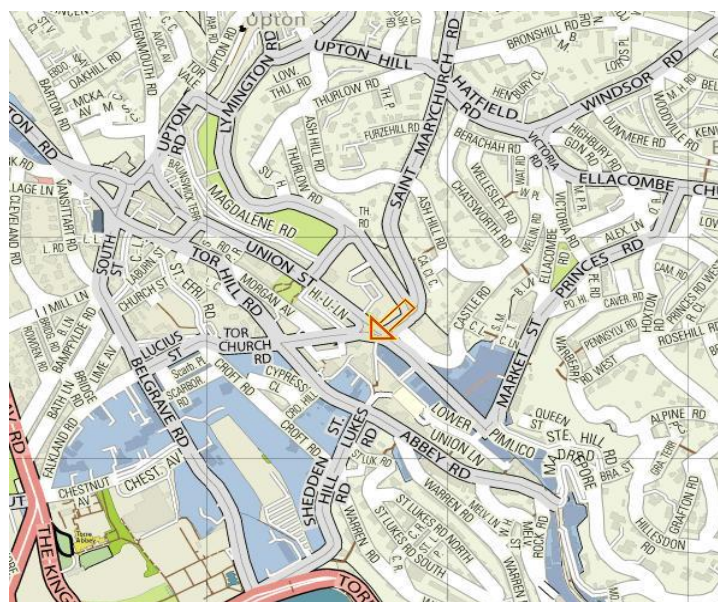
## VIEWING

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

## TENURE

The property is to be sold freehold with vacant possession.

## EPC RATING 'D'



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



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