

Britannia Works

Ref No: 3178

Magdalene Road, Torquay, Devon, TQ1 4AF



Flexible Office and or Workshop Property

Central Location Close to Torquay Town Centre

Net Internal Area Approx: 70m² (751sq ft) Over Ground and First Floor

Suspended Ceiling, Double Glazing, Perimeter Trunking, 3 Phase Electricity

Possibility for Ground Floor Workshop Use

£85,000 Freehold

Interested in this property?
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Britannia Works

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DESCRIPTION

A commercial property situated in a convenient location close to Torquay town centre.

The property is currently arranged as offices on both ground and first floor but reinstatement of the loading door allow for workshop uses at ground floor level.

The offices have the benefit of gas fired central heating, double glazing, suspended ceilings with inset strip lighting, perimeter data trunking, entry phone system and 3 phase electricity.

The property will be of interest to owner occupiers or investors looking to buy to let.

The accommodation briefly comprises:-

GROUND FLOOR

ENTRANCE LOBBY

OPEN GROUND FLOOR OFFICE

23' 4" x 14' 10" (7.12m x 4.51m) (max)

KITCHENETTE & WC

Housing gas boiler.

Stairs lead to:-

FIRST FLOOR OFFICE

24' 9" x 16' 4" (7.55m x 4.99m)

KITCHENETTE & WC

With a pleasant outlook over Upton park.

TENURE

The property is for sale freehold with Vacant Possession.

BUSINESS RATES

Rateable Value 2017 List: £3,193.

Note: This is not Rates Payable. Qualifying small businesses will be eligible for 100% Rate Relief and pay no Business Rates on this property.

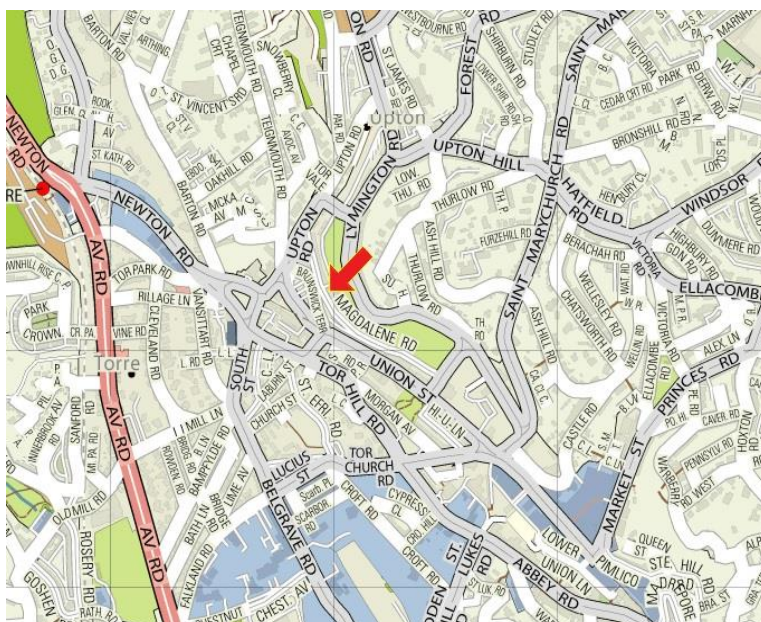
LEGAL COSTS

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

EPC RATING E

VIEWING

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



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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