

The Old Albert Inn

Ref No: 3834

34 Havelock Road, Torquay, Devon, TQ1 4RG



Beautifully Refurbished Community Pub

Totally Refurbished in 2019 to a Very High Standard

Situated in a Desirable Residential Area of Torquay, Currently Closed but Turnkey Operation

An Ideal Home and Income Opportunity at an Affordable Freehold Price

Alternatively Will Split into Three Units, Subject to Planning (Former Planning now Lapsed)

£195,000 Freehold

Interested in this property?

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LOCATION

The Old Albert Inn fronts Havelock Road, situated just off the main arterial route of the Teignmouth Road leading into Torquay town centre and seafront. The public house is located in the desirable residential area of St Marychurch with St Marychurch precinct being only a short walk away. Torquay is situated in the heart of the English Riviera and located in South Devon's Beautiful Bay, surrounded by scenic countryside and stunning coastline. The area is well connected with the South Devon link road (A380) connecting Torbay to Exeter and the M5 Motorway network beyond. Torquay is also connected by a rail network to Exeter.

DESCRIPTION

The Old Albert Inn is an attractive two storey end of terrace property with a beer garden situated behind. The premises have been completely refurbished at ground floor level to a very high standard and benefits from a spacious flat over. Whilst the pub is currently closed it could be reopened immediately and would make an ideal 'home and income' opportunity at an affordable price. Alternatively, the property has a lapsed planning consent to convert the ground floor into two flats, which would create a total of three units including the first floor flat. As an alternative, the property could also create a large living space for two families, again subject to planning.

The premises briefly comprises:-

ENTRANCE PORCH

Leading to:-

MAIN TRADING AREA

A beautifully presented trading space which has been completely refurbished to a particularly high standard. There is a raised seating area to the left with upholstered bench seating to the perimeter, timber tongue and groove panelling to dado height and tartan carpet. Wall mounted dart board in cabinet.

Centrally positioned oak top and slate fronted **BAR SERVERY** to the side with bespoke timber shelving/mirroring behind, seating at a number upholstered oak booths with further upholstered seating to the perimeter of the room. Part tartan carpet, part slate flooring.

The room continues down with further seating and ramp to:-

GAMES AREA

At the far end, continued in the same style.

LADIES, GENTS & DISABLED WC'S

All completely refurbished with quality fittings.

GROUND FLOOR BEER CELLAR

Door to outside.

BOILER ROOM

Stairs to:-

FIRST FLOOR

LIVING ACCOMMODATION

KITCHEN

Fully fitted with domestic units and laminate floor.

DOUBLE BEDROOM

FAMILY BATHROOM

With bath, WC and wash hand basin.

LIVING ROOM

BEER GARDEN

Fenced beer garden situated to the rear of the property.

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £9,950. Please note this is not Rates Payable. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

EPC AWAITED

VIEWING

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

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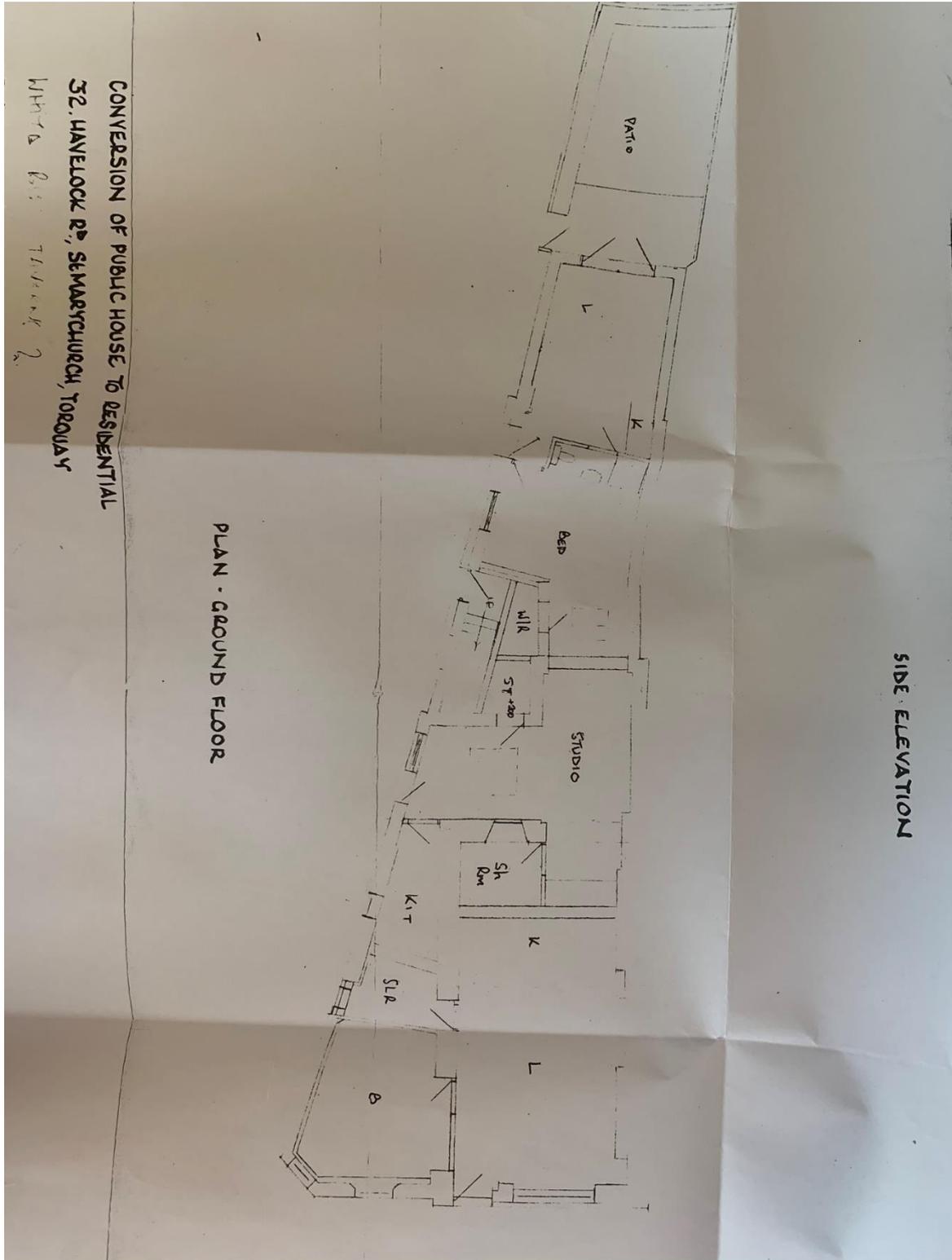
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www.bettesworths.co.uk
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