

# 26 Lucius Street

Ref No: 4725

Torquay, Devon, TQ2 5UN



## Large, Extended Showroom Premises with Ample Storage & Office Accommodation

Ground Floor Retail Fronted Showroom Currently Arranged with Office Accommodation Over

Substantial Purpose Built Stores at Lower Ground Floor Level (Ground Floor at Rear)

Scope for Full Commercial Occupation or Potentially Residential Conversion of Part

Total Internal Area Approximately 349m<sup>2</sup> (3,756 sq ft)

£250,000 Freehold

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## LOCATION

Lucius Street is a well established, edge of town centre shopping parade in Torquay, South Devon. Lucius Street has a vibrant mix of independent and national occupiers including retailers, financial service providers and catering outlets.

Being located close to the main town centre of Torquay, the seafront and the principle arterial routes of the town, Lucius Street is a very convenient trading location.

## DESCRIPTION

26 Lucius Street is a substantial commercial property, comprising extending ground floor showroom space, with first floor office accommodation and extensive purpose-built warehousing at lower ground floor. (Level access via roller doors from Scarborough Place to the rear of the property).

The property is suitable for immediate retail showroom occupation or as an investment to be let for rental income.

There is also scope to divide the constituent parts for either split occupation or for possible part residential conversion.

The accommodation briefly comprises:-

### GROUND FLOOR

145m<sup>2</sup> (1,560 sq ft)

Of mainly open modern showroom accommodation. Versatile and flexible space suitable for number of occupiers.

### FIRST FLOOR

### 3 ADMINISTRATION OFFICES

With kitchen & WC facilities and balcony to the rear.

### LOWER GROUND FLOOR

### PURPOSE BUILT STORES & WAREHOUSING

Mainly open plan. Totalling 147m<sup>2</sup> (1,582 sq ft).

Accessed via manual roller door from Scarborough Place to the rear of the property.

The accommodation is illustrated on the plan overleaf.

## SERVICES

We are informed that mains water, and electricity are connected to the property.

## BUSINESS RATES

26 Lucius Street is currently rated as part of wider property, including the adjacent showroom buildings. Upon a split, a stand-alone Rateable Value will be applied.

For more information and a guide as to possible independent Rateable Value parties are advised to enquire with the Agents.

## TENURE

The property is being sold Freehold, with Vacant Possession.

## LEGAL COSTS

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

## ADJOINING PREMISES

At the time of marketing, the property is still in our vendor client's use and open to adjacent showroom property. Openings to the adjacent property will be adequately closed prior to completion.

## EPC RATING E

## VIEWING

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

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