

29-31 Ilsham Road

Ref No: 3197

Torquay, Devon, TQ1 2JG



Former Co-Operative Food Store

Two Shops Combined – Available Together or Independently

Ground Floor Sales Area up to 206m² (2,217 sq ft)

Prime Wellswood Retail Location

A Rare Opportunity in the Area

Annual Rental of £30,000

Interested in this property?
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LOCATION

Wellswood is a leafy residential suburb of Torquay and is situated less than a mile from Torquay's harbour side and convenient for central Torquay.

The premises are situated on Ilsham Road, which is the heart of Wellswood. The high street comprises of a parade of retail and restaurant units serving the affluent surrounding areas of Ilsham, Lincombes and Warberries. Occupiers in the vicinity include a delicatessen, a post office, bar/restaurant, pharmacy, beauty salon and the new Co-op Food Store at the top of the street.

DESCRIPTION

The premises comprise ground floor sales and ancillary, with further ancillary accommodation at the first floor and can be available as one unit or alternatively be split into two.

ACCOMMODATION

The premises comprises provide the following approximate net internal floor areas:-

29-31 ILSHAM ROAD (BOTH UNITS)

GROUND FLOOR SALES

206.34m²

GROUND FLOOR ANCILLARY

25.29m²

FIRST FLOOR ANCILLARY

31.27m²

29 ILSHAM ROAD (RIGHT HAND UNIT)

GROUND FLOOR SALES

147.10m²

30 ILSHAM ROAD (LEFT HAND UNIT)

GROUND FLOOR SALES

52.46m²

GROUND FLOOR ANCILLARY

25.29m²

FIRST FLOOR ANCILLARY

31.27m²

TERMS

Offers invited on an assignment basis.

TENURE

The premises are held on two separate 20 year leases, both expiring 30/05/2023.

RENT

29-31 Ilsham Road £30,000 per annum.

29 Ilsham Road £18,000 - £20,000 per annum.

30 Ilsham Road £12,000 per annum.

RATES

Rateable Value £40,000. (Whole)

UBR 0.47p.

Rates Payable £18,640.

Please verify the actual Rates Payable with the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment.

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