

Unit 1 & 1A Magdalene Road

Ref No: 5037

Torquay, Devon, TQ1 4AF



Freehold Workshops/Storage Close to Town Centre

Two Units with Independent Access and Utilities

Gross Internal Area Approximately 156m² (1,679 sq ft)

Roller Shutter Access into Ground Floor Unit

Viewing Highly Recommended

£120,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Unit 1 & 1A Magdalene Road

Torquay, Devon, TQ1 4AF

LOCATION

The property is located in Magdalene Road, an established commercial area in Torquay, close to the Town Centre. Its location is favoured by a number of independent service providers, car mechanics and other users requiring storage.

DESCRIPTION

Split into two units, the ground floor unit is a large open area with roller shutter access, making it possible to get a car inside. The first-floor unit consists of workshop, office and storage space.

Both units are separately metered for electric and business rates. Water is shared with the unit next door and is on a sub meter.

The property is versatile and could either be used as one unit for an occupier with storage underneath and lighter workshop/office above, or the units could be let separately to generate a larger rental income.

The accommodation briefly comprises:-

GROUND FLOOR

Gross Internal Area Approx. 78m² (839 sq ft)

WC

FIRST FLOOR

WORKSHOP

Net Internal Area Approx. 55m² (592 sq ft)

STORE

12m² (129 sq ft)

STORE

2m² (22 sq ft)

OFFICE

10m² (108 sq ft)

WC

TENURE

Freehold, being sold with vacant possession.

PRICE

An asking price of £140,000.

BUSINESS RATES

Unit 1: £5,900

Unit 1a: £5,300

Please note these are not the Rates Payable amount.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT.

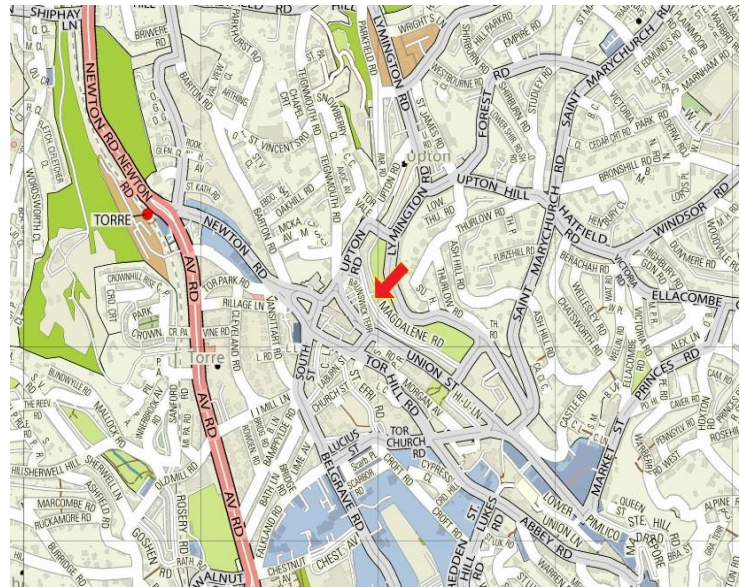
LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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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