

# 33 Abbey Road

Ref No: 5010

Torquay, Devon, TQ2 5NQ



## Large Mixed Use Investment Property

Centrally Located on Abbey Road in Parade of Commercial Shops

Commercial Unit Across 3 Floors – GIA Approx. 180m<sup>2</sup> (1,937 sq ft)

Three Bed Maisonette Let on AST at £1,012.60 PCM

Potential to Add Value with Commercial Unit Renovation

Offers in the Region of £160,000

Interested in this property?

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# 33 Abbey Road

Torquay, Devon, TQ2 5NQ

## LOCATION

Abbey Road is a busy location, linking the one-way system of the town centre up to the bottom of Torre and surrounding areas. The property is situated in the parade of shops on Abbey Road, a short walk away from the Town Centre and its various amenities, making it a popular location for small independent businesses. The location is also favoured among residents for its central location and easy access to the seafront and Torre Abbey Green.

## DESCRIPTION

Commercial unit arranged over three floors comprising of a mixture of office, storage and workshop space. Currently vacant, available at a rent of £7,000 per annum. The first and second floors are arranged as a three bed maisonette, let on an AST at a rent of £12,151.20 per annum. The property is connected at the rear to Lower Union Lane with access into the commercial unit.

The premises comprises:-

## COMMERCIAL UNIT

### FRONT OFFICE

16' 1" x 12' 2" (4.89m x 3.72m)

### REAR OFFICE

13' 1" x 12' 4" (3.99m x 3.77m)

### WORKSHOP/STORE

42' 11" x 14' 10" (13.07m x 4.52m)

Stairs down to:-

### STORE

18' 9" x 11' 6" (5.72m x 3.50m)

### STORE

12' 2" x 9' 5" (3.70m x 2.86m)

### WCS

### WORKSHOP/ STORE

32' 9" x 18' 8" (9.98m x 5.70m)

With stairs down and access to Lower Union Lane.

The commercial unit is available by way of a new full repairing and insuring lease at a rent of £7,000 PA. Further terms to be agreed on negotiation.

## MAISONETTE

Entrance from Abbey Road with hallway.

Stairs leading to:-

## FIRST FLOOR

### LOUNGE

19' 5" x 12' 7" (5.93m x 3.84m)

### KITCHEN

11' 7" x 4' 7" (3.53m x 1.39m)

## BATHROOM

8' 8" x 5' 3" (2.64m x 1.61m)

## BEDROOM

11' 9" x 8' 5" (3.58m x 2.56m)

## SECOND FLOOR

Large landing with space for office/storage.

## BEDROOM

9' 7" x 6' 0" (2.91m x 1.84m)

## BEDROOM

14' 2" x 8' 5" (4.33m x 2.57m)

## TENURE

The property is being sold Freehold, subject to the residential Assured Shorthold Tenancy

## BUSINESS RATES

2023 List: £7,100.

Please note this is not Rates Payable.

## COUNCIL TAX BAND B

## SERVICES

The property is connected to gas, water and electric.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

## EPC RATINGS

Commercial Unit – B.

Maisonette – D.

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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