

31 Abbey Road

Ref No: 5030

Torquay, Devon, TQ2 5NQ



Large Mixed Use Investment Property

Centrally Located on Abbey Road in Parade of Commercial Shops

Commercial Unit, Basement Storage and Parking to the Rear

Two Bed Flat Let on AST at £837.72 PCM

Potential to Add Value with Commercial Unit Renovation

Offers in the Region of £170,000 Freehold

Interested in this property?

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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

Arranged as three units, with a basement storage, commercial unit and a two-bedroom flat.

The basement storage is currently utilised by a local business owner for goods storage at nil rent.

The commercial unit is arranged over ground and lower ground floor and is currently vacant. With some works, this could be a desirable commercial rental opportunity.

A two-bedroom flat is arranged on the first floor, and is currently let on an AST at a rent of £10,052.64 per annum.

To the rear of the property is a parking area for up to 4 vehicles.

The accommodation briefly comprises:-

COMMERCIAL UNIT

Gross Internal Area Approx. 265m² (2,852 sq ft).

GROUND FLOOR AREA

Width: 5.98m (Max)

Depth: 13.66m (Max)

LADIES & GENTS TOILETS

Stairs down to:-

LOWER GROUND FLOOR

STORE

10' 4" x 6' 2" (3.14m x 1.89m)

STORE

13' 5" x 9' 8" (4.09m x 2.95m)

STORE

15' 7" x 13' 1" (4.76m x 3.99m)

STORE

16' 9" x 10' 11" (5.10m x 3.32m)

ROOM

33' 0" x 15' 9" (10.06m x 4.80m)

With window and door to rear providing light and making this a useable space.

BASEMENT STORE

33' 4" x 18' 11" (10.15m x 5.77m)

Accessed via the rear of the property and used as storage. Multiple retaining walls and supports break up this space making it limited to storage usage.

EXTERNAL

A metal staircase from the lower ground floor leads you down to the rear of the premises. Here there is outside space, which provides parking for approximately 4 cars.

RESIDENTIAL FLAT

LOUNGE

18' 5" x 12' 2" (5.61m x 3.70m)

KITCHEN/ DINER

12' 9" x 12' 0" (3.88m x 3.66m)

BEDROOM

11' 4" x 9' 8" (3.46m x 2.95m)

BEDROOM

14' 4" x 9' 2" (4.37m x 2.79m)

BATHROOM

6' 0" x 5' 3" (1.82m x 1.61m)

WC

TENURE

The property is being sold Freehold, subject to the residential Assured Shorthold Tenancy. The commercial premises are offered with vacant possession.

RATEABLE VALUE

2023 List: £3,200. Please note this is not Rates Payable.

COUNCIL TAX BAND B

SERVICES

The property is connected to gas, water and electric. The flat benefits from gas central heating.

LISTING

Grade II Listed. Further details can be found using Historic England's register online and using their list entry number: 1202956.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

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EPC RATINGS

Commercial Unit – C. Flat – D.



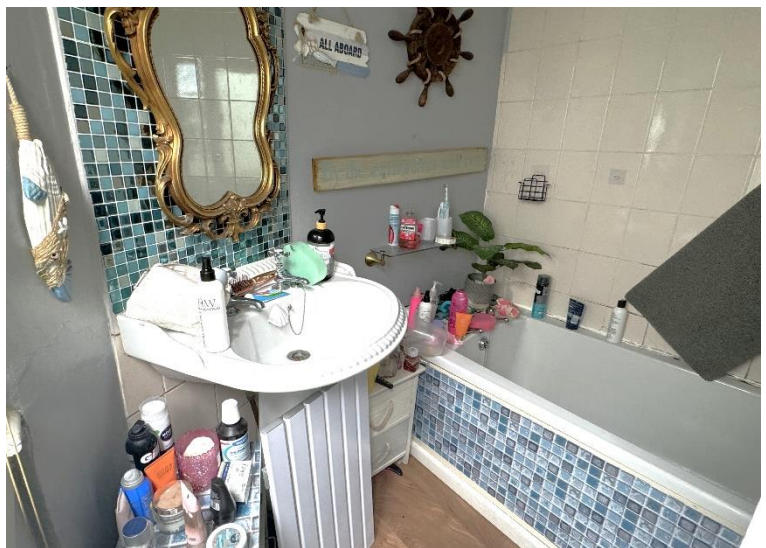
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