

# Restaurant Premises & Accommodation

35 Ilsham Road, Torquay, Devon, TQ1 2JG





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**Vacant Commercial Unit in Area of High-Demand  
Suitable For a Variety of Commercial Uses  
Previously Trading as a Successful Restaurant  
Benefitting From 2 Bed Self-Contained Accommodation  
New FR&I Lease at a Rent of £25,000 + VAT PA**

## LOCATION

Wellswood is a highly desirable village located in Torquay, South Devon. 35 Ilsham Road is located in the stylish parade of Victorian properties housing all the amenities to serve this affluent community including a deli, pub, post office, supermarket and a number of independent retailers attracting both locals and visitors alike. The premises is only a 10 minute walk from Anstey's Cove and Meadfoot Beach or 15 minutes to the Harbourside and town. All three coastal resorts of Torquay, Paignton and Brixham form the borough of Torbay, with Torquay facing south over the bay and recognised as its principal town.

## DESCRIPTION

The ground floor commercial unit has for many years traded as a successful restaurant. The previous tenant have moved on to a larger premises. The unit is now offered in a 'white box' condition providing the next operator with a blank canvas which can be transformed to fit their individual business plan.

There is also the huge benefit of private, self-contained accommodation providing the perfect 'Home & Income' property in this sought after location.

Ref No: 5050

Annual Rental of £25,000 + VAT

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The premises comprises:-

## **GROUND FLOOR COMMERCIAL UNIT**

Elizabethan style frontage with central entrance leading directly into:-

### **TRADE AREA**

Approx. 25' 3" x 15' 10" (7.70m x 4.83m)

### **LADIES & GENTS CLOAKROOMS**

### **KITCHEN AREA**

Approx. 15' 7" x 16' 1" (4.74m x 4.91m) (max)

Commercial extraction system (**disconnected**). Access to side lane and private self-contained accommodation.

### **UTILITY ROOM/WASH UP AREA**

Approx. 3' 8" x 16' 1" (1.12m x 4.91m)

## **SELF CONTAINED ACCOMMODATION**

Private entrance accessed via Kents Lane. The apartment is newly decorated and carpeted throughout, mostly double glazed and fitted with gas fired central heating.

### **SPACIOUS TERRACE**

With large storage shed. Path leading to main entrance with double glazed door leading into:-

### **KITCHEN**

Modern base and wall mounted cabinets, tiled splash back, sink with drainer, inset electric hob with oven under, extraction hood and plumbing for washing machine. Cupboard housing boiler. Hallway with:-

### **LARGE COAT/STORAGE CUPBOARD**

## **FAMILY BATHROOM**

Modern fittings with wipe clean wall cladding, heated towel rail, bath & dual mixer shower, WC and wash hand basin with storage cabinet under.

## **LARGE HALLWAY**

Suitable for dining table.

## **BEDROOM 1**

Double with rear aspect.

## **BEDROOM 2**

Single with feature window and side aspect.

## **LOUNGE**

Spacious living space with dual aspect to the front.

## **GENERAL INFORMATION**

### **TENURE**

The premises is available via a new fully repairing & insuring lease at a rent of £25,000 + VAT per annum. Further terms to be agreed. The Landlord will require 3 months rent deposit, references, business plan and proof of funding.

### **RATEABLE VALUE**

2023 List: £12,250. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### **COUNCIL TAX BAND A**

### **SERVICES**

The premises is connected to all mains services.

### **EPC RATINGS**

35 Ilsham Road - C. 35A Ilsham Road - E.

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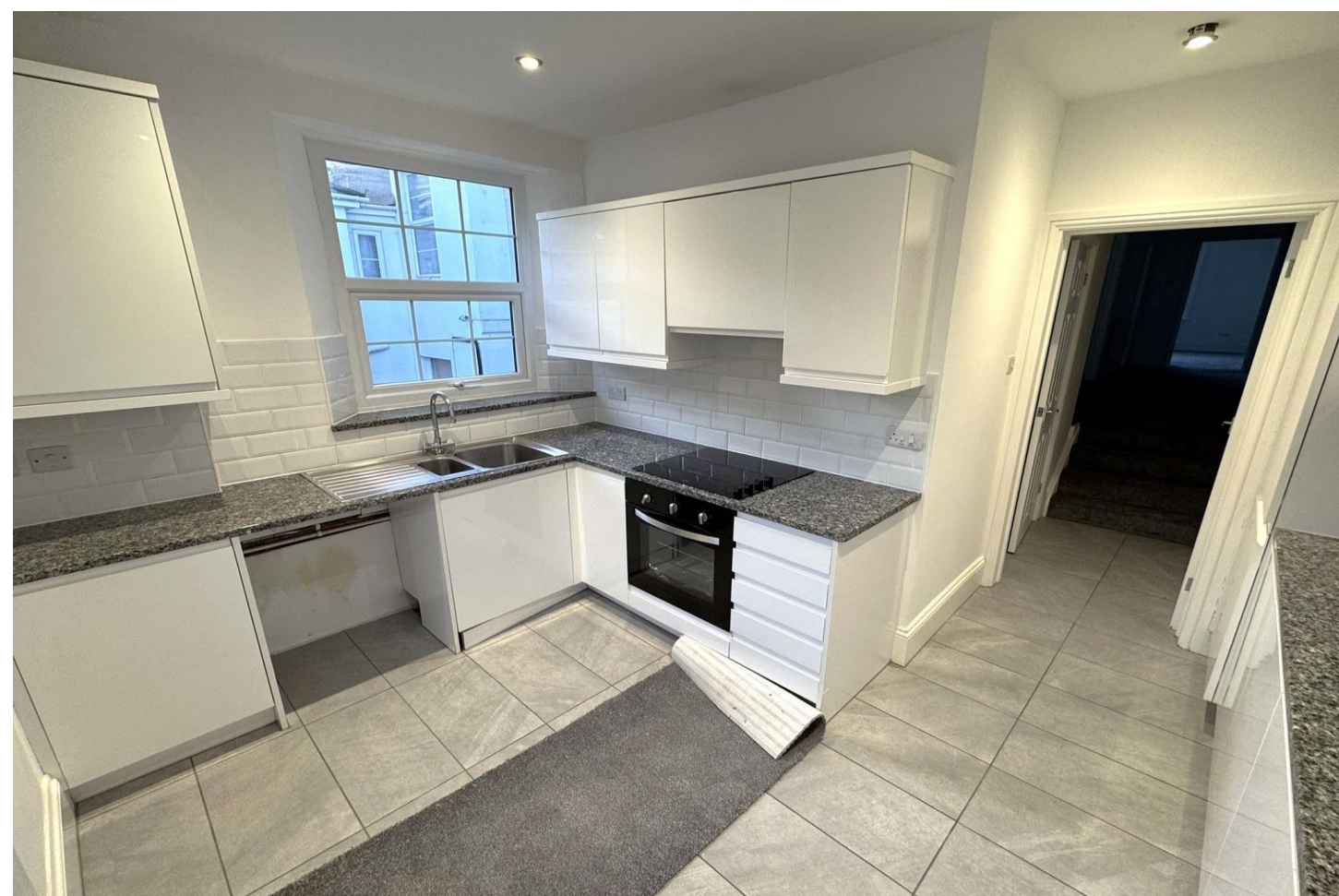






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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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