

Rear of 32 Lucius Street

Ref No: 5024

Torquay, Devon, TQ2 5UN



Freehold Commercial Property For Sale

Gross Internal Area: 66m² (710 sq ft)

Accommodation Over Two Floors

Located in Torquay's Principal Holiday Area

Potential for Residential Conversion – Subject to Necessary Consent

£75,000 Freehold

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LOCATION

Lucius Street is a trading precinct linking to the top end of Torquay's Town Centre. The area is surrounded by holiday accommodation and is within the principal holiday area in Torquay. The property is located on an adopted lane at the rear of Lucius Street, Scarborough Place.

The location is conveniently located to benefit from the local amenities of the Town Centre and is a short distance from Torre Abbey and the Seafront.

DESCRIPTION

The property comprises a commercial unit at the rear of Lucius Street, which has been used previously as a store for a local business.

The property has accommodation over two floors, with the ground floor accessed via double garage doors onto Scarborough Place and a wooden staircase leading up to a timber/steel supported mezzanine floor. Both floors are open plan, giving the opportunity for a buyer to arrange as they see fit.

The property is currently classed for commercial usage and could be used as a store, or light workshop. Planning was previously granted for conversion into a coach house, with parking and some facilities on the ground floor and bedroom/living accommodation on the first floor. Planning has now lapsed but parties may wish to explore similar development opportunities.

The accommodation briefly comprises:-

GROUND FLOOR

18' 9" x 18' 0" (5.72m x 5.49m)

Access via a double garage door, opening onto Scarborough Place. The ground floor is mostly open plan with a wooden staircase in the left corner leading to:-

FIRST FLOOR

19' 8" x 19' 0" (6.00m x 5.78m)

EXTERNAL

There is a courtyard garden to the rear of the property with gated entrance leading to the side lane.

PLANNING

Planning was previously granted in 2006 for 'conversion of existing coach house to dwelling with garage.' This approval has now lapsed, and residential conversion would require new planning consent.

Details of the old application can be found on Torbay Council's planning portal, using reference P/2006/0709.

EPC EXEMPT

VIEWING

Viewing is highly recommended and can be arranged via the selling Agents, Bettesworths. Tel. 01803 212021.



www.bettesworths.co.uk
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