

The Workshop, Erin Yard

Ref No: 5127

Off East Street, Torquay, Devon, TQ2 5SD



Workshop/Storage Premises For Sale

Centrally Located Close to Torquay Town Centre

Totalling Approximately 70m² (762 sq ft)

Viewing Highly Recommended

(The Property does not Include the Parking in Front of the Building)

Offers in the Region of £47,500 Freehold

Interested in this property?

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LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay (The English Riviera) with a resident population of over 12,000, which is boosted significantly over the summer months with influx of tourists to the coastal resorts. Torquay town centre is within an easy drive from the area with ease of access to the recently upgraded A380 Kingkerswell Bypass linking Torquay to Newton Abbot and then Exeter which links to the M5 motorway. Torquay's railway station offers connections to Exeter and London Paddington, with Exeter offering an International Airport and Plymouth a ferry port sailing to France and Spain.

DESCRIPTION

Erin Yard is located close to Torquay town centre, accessed from East Street through a shared archway. The premises have been used as a builders store in the past, but most recently were being converted to use as a store/workshop on the ground floor, with an office on the first floor. The premises are therefore adaptable and suitable for a variety of potential uses.

ACCOMMODATION

The accommodation briefly comprises:-

GROUND FLOOR STORE

24' 8" x 15' 5" (7.51m x 4.70m) (max)

Useful storage area. Boarded walls. Racking to one wall. Power and lighting as fitted. Door to front courtyard. Stairs to first floor.

TOILET

Low level WC suite with wash hand basin.

FIRST FLOOR

4 Windows. Strip lighting and power as fitted. 2 night store heaters (not connected). Kitchen base unit with worktop and inset stainless steel sink with single drainer.

EXTERNALLY

The property does not have any parking allocated to it, with on road limited stay parking available in East Street and a public car park off Teignmouth Road.

PRICE & TENURE

Offers are sought in the region of £47,500 for the freehold of this economical storage/workshop building with Vacant Possession on completion. The premises are ideally situated to an owner occupier, or an investor to rent out.

BUSINESS RATES

2023 List: £6,400.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the purchase.

SERVICES

Mains water, drainage and electricity are available. Interested parties are encouraged to make their own enquiries with the relevant service providers.

VAT

We understand that VAT is not chargeable on the sale price on this occasion.

EPC RATING E

VIEWING

Please contact Tony Noon from Noon Roberts for viewing arrangements and further details. Tel. 01392 691007.

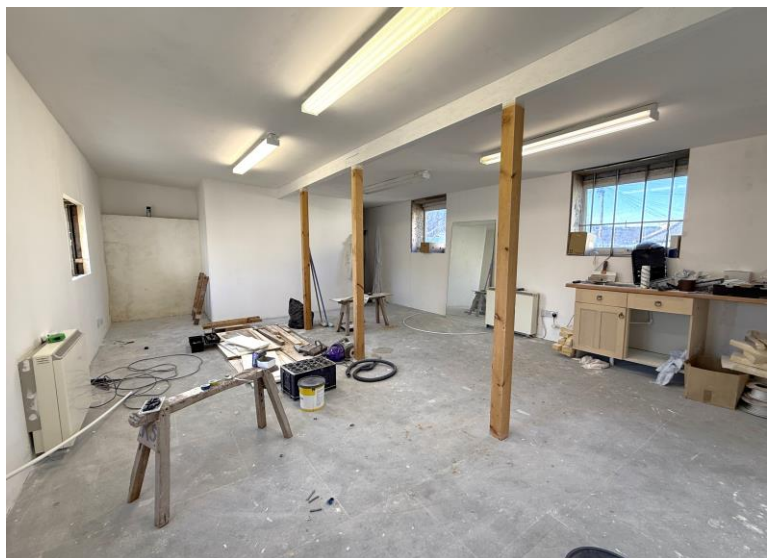
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