

28 Torwood Street

Ref No: 2409

Torquay, Devon, TQ1 1EB



Commercial Investment with Residential Development Potential

Ground Floor Lock Up Shop with Separate Self-Contained Vacant Upper Parts (Potential to Create Residential)

Shop Let at £12,000 Per Annum (Established Tenant)

Popular Trading & Investment Location, Close to Torquay Harbourside

A Rare Opportunity to Buy on Torwood Street

£180,000 Freehold

Interested in this property?
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LOCATION

Situated on Torwood Street, the property is well located to benefit from good footfall generated by Torquay town centre and harbourside. Torwood Street has a reputation for a variety of independent, retail, office and catering businesses.

Nearby occupiers on Torwood Street include a Co-op, pharmacy, beauty salons and a variety of quality and independent restaurants. The Hilton and Premier Inn Hotels adjacent provide circa 250 guest bedrooms combined.

DESCRIPTION

The property is a two storey, road fronted unit arranged as a let lock up retail shop at ground floor level, fronting Torwood Street and unconverted upper parts, accessed from The Terrace at the rear at first floor level.

This investment opportunity presents a secure ongoing income from a reliable, established tenant as well as development and value add scope (subject to consents) from the first floor. This has had previous historic planning consents.

The accommodation briefly comprises:-

RETAIL AREA

14' 10" x 25' 3" (4.53m x 7.69m)

STORE

13' 4" x 13' 1" (4.06m x 3.99m)

STORE

18' 5" x 8' 7" (5.61m x 2.61m)

WC

VACANT FIRST FLOOR ACCOMMODATION

ROOM 1

9' 10" x 18' 4" (3m x 5.6m)

WC

With wash hand basin.

ROOM 2

6' 2" x 18' 6" (1.87m x 5.63m)

Plus 20' 1" x 7' 7" (6.11m x 2.3m)

FRONT ROOM

19' 7" x 16' 5" (5.98m x 5m)

With bay window.

OUTSIDE

To the rear of the property is an area of undeveloped land fronting onto The Terrace at higher level.

The property has sites of access from The Terrace to the entrance of both the upper parts and the rear of the let commercial unit.

TENURE

The property is for sale freehold, subject to the occupational commercial lease and with Vacant Possession of the upper parts.

The Ground Floor is let on a 3 year commercial tenancy, expiring in August 2026.

The tenant is Adam Patridge South West Ltd, with Personal Guarantee.

The rent is £12,000 per annum.

LEGAL COSTS

Each party are to bear their own costs incurred in any transaction.

EPC RATING C

VIEWING

Viewing is recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

Interested parties are requested to be respectful of the tenants ongoing business and not disturb unannounced.

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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