

# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY

**Mixed Use Commercial Investment in Central Torquay  
Comprising of 4 Units - 2x Commercial & 2x Residential  
A 3 Bedroom Flat and a 1 Bedroom Flat  
2 Commercial Units Let on Tenancy at Wills  
Gross Rental Return of £29,448 Per Annum**

## LOCATION

Situated in Ellacombe, Torquay, the properties form part of a small parade of shops in a largely residential area. Located just outside the town centre, Ellacombe is a popular residential area with its convenience to the amenities of the town centre, local parks, and primary school.

The property itself is located on a busy corner, opposite Ellacombe Primary School. The commercial premises are well positioned to benefit from the high levels of passing vehicular traffic.

## DESCRIPTION

A mixed commercial/ residential investment opportunity. The property is currently arranged as 2x commercial units across ground and lower ground floor and 2x residential units across first and second floor.

The commercial units are currently let to family members of the vendor on tenancy at wills. We are informed the current occupiers would like to stay on after the sale, but only on tenancy at will agreements. Combined, the commercial units generate a rental income of £960pcm.

The residential units are currently let on ASTs. The three-bedroom flat is arranged over first and second floor and is let at £866pcm. The one-bedroom flat is tidy, with a large lounge and is let at £628pcm.

The property is an excellent investment for someone looking for a multiunit investment with scope for future growth. The commercial units are potential residential conversion opportunities (STP) or could be let to new commercial tenants on standard commercial terms.

Ref No: 3496

**£250,000 Freehold**

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY

The accommodation briefly comprises:-

## **86 VICTORIA ROAD**

### **RETAIL**

18' 10" x 12' 10" (5.73m x 3.92m)

### **OFFICE**

10' 5" x 3' 4" (3.18m x 1.01m)

### **OFFICE/KITCHENETTE**

12' 6" x 11' 10" (3.82m x 3.60m)

### **BASEMENT**

23' 10" x 10' 10" (7.26m x 3.30m)

### **WC**

**Currently let on a Tenancy at Will at £500pcm and used as a workshop/store.**

## **88 VICTORIA ROAD**

### **SALON**

22' 6" x 11' 2" (6.87m x 3.41m)

### **STORE**

12' 0" x 9' 11" (3.66m x 3.01m)

### **KITCHENETTE**

6' 2" x 3' 7" (1.88m x 1.10m)

### **TREATMENT ROOM**

13' 6" x 10' 1" (4.11m x 3.07m)

### **WC**

**Currently let on a Tenancy at Will at £460pcm and used as a hair salon/ beautician.**

## **86A VICTORIA ROAD**

### **LIVING ROOM**

12' 11" x 12' 10" (3.94m x 3.90m)

### **KITCHEN**

12' 4" x 9' 0" (3.77m x 2.75m)

### **BATHROOM**

7' 10" x 7' 4" (2.39m x 2.24m)

### **BEDROOM**

13' 8" x 12' 7" (4.16m x 3.84m)

### **BEDROOM**

11' 9" x 9' 3" (3.57m x 2.81m)

### **BEDROOM**

16' 0" x 15' 6" (4.88m x 4.72m)

**Currently let on an AST at a rent of £866pcm.**

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY

## **88A VICTORIA ROAD**

### **LIVING ROOM**

14' 9" x 13' 8" (4.49m x 4.17m)

### **BEDROOM**

15' 3" x 12' 9" (4.65m x 3.89m)

### **KITCHEN**

9' 6" x 6' 11" (2.89m x 2.10m)

### **SHOWER ROOM**

6' 11" x 5' 5" (2.12m x 1.65m)

**Currently let on an AST at a rent of £628pcm.**

### **TENURE**

Offered for sale freehold. We have been made aware there is a small element of flying freehold.

### **PRICE**

An asking price of £250,000.

Due to past difficulties for parties raising finance on the flying freehold and tenancy at wills over the commercial units, the vendor is only considering cash offers/ or offers from parties in an equivalent position.

### **BUSINESS RATES**

86 Victoria Road: £2,650.

88 Victoria Road: £2,700.

### **COUNCIL TAX BAND**

86 Victoria Road – B.

88 Victoria Road – A.

### **VAT**

The property is not elected for VAT and therefore is not chargeable on the sale price.

### **LEGAL COSTS**

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

### **EPC RATINGS**

86 Victoria Road – E.

86a Victoria Road – E.

88 Victoria Road – C.

88a Victoria Road – E.

### **VIEWING**

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

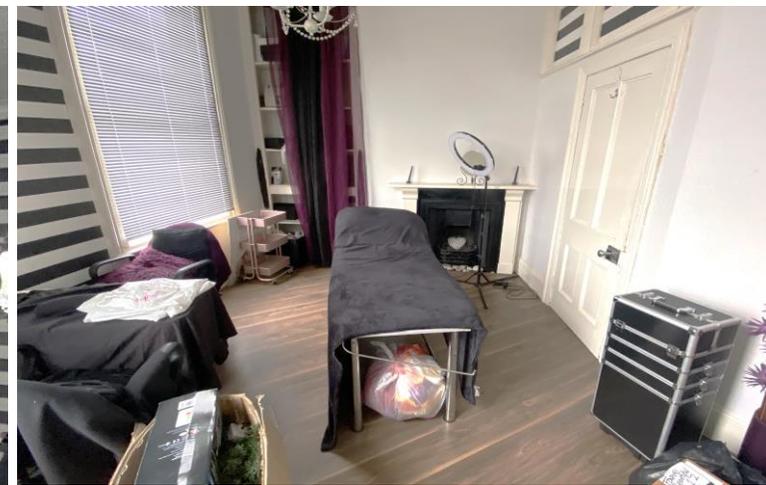
Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)



# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 86 & 88 Victoria Road

Torquay, Devon, TQ1 1HY



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

