

121 St. Marychurch Road

Ref No: 4266

Torquay, Devon, TQ1 3HL



Mixed Use Retail & Residential Investment

Much Sought After, Busy Roadside Location - Directly Opposite Lidl Supermarket

Generous Size Two Bedroom Apartment – Letting at £750 PM

Retail Unit Let to an Established Tenant Trading as a Ladies & Gents Hairdressers

Current Rental Income £19,200 Per Annum - With Scope for Rental Growth

£220,000 Freehold

Interested in this property?

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LOCATION

The property is located on St Marychurch Road, in the Plainmoor area of Torquay. Plainmoor is a densely populated residential area and the shops, cafes, takeaways and other businesses of St Marychurch Road provide a wide range of amenities to the surrounding population.

St Marychurch Road is also a main thoroughfare road linking Torquay town centre with Babbacombe, St Marychurch and Watcombe areas of Torquay.

Nearby occupiers include pubs, several takeaways, convenience store, pharmacy and other independent retailers. The property is situated directly opposite the very busy Lidl Supermarket.

DESCRIPTION

The property is a mid terrace, mixed use property. The ground floor comprises a retail shop arranged as a salon. The residential accommodation over (access from the rear) is independent and comprises a large two bedroom flat, accessed from Fourtune Way to the rear.

The property comprises:-

RETAIL UNIT

SHOP FRONTAGE

19' 0" x 29' 10" (5.8m x max depth 9.1m)
With **KITCHENETTE & WC.**

NET INTERNAL AREA

Approximately 55m² (592 sq ft).

121a ST MARYCHURCH ROAD

Access from Fourtune Way at the rear.

Stairs and inner hall leads to:-

LANDING

With storage cupboard.

LOUNGE

12' 9" x 14' 11" (3.89m x 4.55m)

CONNECTED KITCHEN

12' 1" x 5' 0" (3.68m x 1.53m)

BEDROOM 1

12' 3" x 5' 10" (3.73m x 1.78m)

BEDROOM 2

11' 9" x 9' 2" (3.58m x 2.80m)

BATHROOM

With bath and shower over, WC and wash hand basin.

TENURE

The property is being sold Freehold, subject to the commercial lease and the residential Assured Shorthold Tenancy.

COMMERCIAL LEASE

The retail unit is Let on a commercial Lease for a term of 6 years from 2023.

The passing rent is £10,200 per annum.

SERVICE CHARGE

£450 per annum.

BUILDINGS INSURANCE

40% of total premium.

121a ST MARYCHURCH ROAD

Will be occupied under an Assured Shorthold Tenancy at £750 per calendar month.

UTILITIES

The property is connected to electricity, water and mains drainage.

LEGAL COSTS

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

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

EPC RATINGS

121 St Marychurch Road - C.
121A St Marychurch Road - E.

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