

Substantial Investment Property

121 St. Marychurch Road, Torquay, Devon, TQ1 3HL





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Mixed Use Retail & Residential Investment
Popular Location of St Marychurch Road
Retail Unit Let to an Established Tenant Trading as a Ladies & Gents Hairdressers
Three Modern Self-Contained Apartments Fully Rented
Rental Income of Over £33,000 Per Annum

LOCATION

The property is located on St Marychurch Road, in the Plaimoor 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 hair dressing salon with 3 self contained residential apartments accessed from Fournute Way to the rear. The flats are nicely decorated with flats B & C having long standing tenants.

Ref No: 4820

£430,000 Freehold

Interested in this property?

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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).

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.

RESIDENTIAL ACCOMMODATION

All 3 flats have modern emersion heaters and modern electric wall panels.

121A ST MARYCHURCH ROAD

Stairs and inner hall leads to:- **LANDING** with storage cupboard. **LOUNGE** with front aspect. **CONNECTED KITCHEN. SINGLE BEDROOM & DOUBLE BEDROOM. BATHROOM.**

Currently Vacant. Will be Let at £750 per calendar month.

121B ST MARYCHURCH ROAD

Stair to first floor:- **SPACIOUS LOUNGE/KITCHEN/DINNER. SHOWER ROOM, DOUBLE BEDROOM.**

Currently let at £650 per calendar month.

121C ST MARYCHURCH ROAD

LOUNGE/KITCHEN/DINER. DOUBLE BEDROOM with **LARGE WALK IN SHOWER ROOM OFF.**
Currently let at £545 per calendar month.

GENERAL INFORMATION

TENURE

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

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.

COUNCIL TAX BAND A

EPC RATINGS

121 St Marychurch Road - C. 121A St Marychurch Road - E.
121B St Marychurch Road – Awaited. 121C St Marychurch Road – E.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. All interested parties are politely requested to respect the tenants' quiet enjoyment of the property. Tel. 01803 212021.

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