

33 Abbey Road

Ref No: 5010

Torquay, Devon, TQ2 5NQ



Large Mixed Use Investment Property

Gross Rental Income of £19,150 Per Annum – GIY of 11.96%

Commercial Unit Across 3 Floors – GIA Approx. 180m² (1,937 sq ft)

Three Bed Maisonette Let on AST at £12,150 Per Annum

Commercial Unit Let until 16/12/2027 at £7,000 Per Annum

Offers in the Region of £160,000

Interested in this property?

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LOCATION

Abbey Road is a busy location, linking the one-way system of the town centre up to the bottom of Torre and surrounding areas. The property is situated in the parade of shops on Abbey Road, a short walk away from the Town Centre and its various amenities, making it a popular location for small independent businesses. The location is also favoured among residents for its central location and easy access to the seafront and Torre Abbey Green.

DESCRIPTION

Commercial unit arranged over three floors comprising of a mixture of office, storage and workshop space. Currently let on a 3 year FRI lease, outside LTA 1954, at a rent of £7,000 per annum. The first and second floors are arranged as a three bed maisonette, let on an AST at a rent of £12,151.20 per annum. The property is connected at the rear to Lower Union Lane with access into the commercial unit.

The premises comprises:-

COMMERCIAL UNIT

FRONT OFFICE

16' 1" x 12' 2" (4.89m x 3.72m)

REAR OFFICE

13' 1" x 12' 4" (3.99m x 3.77m)

WORKSHOP/STORE

42' 11" x 14' 10" (13.07m x 4.52m)

Stairs down to:-

STORE

18' 9" x 11' 6" (5.72m x 3.50m)

STORE

12' 2" x 9' 5" (3.70m x 2.86m)

WCS

WORKSHOP/ STORE

32' 9" x 18' 8" (9.98m x 5.70m)

With stairs down and access to Lower Union Lane.

The commercial unit is let on a 3 Full Repairing and Insuring lease at a rent of £7,000 per annum. The lease expires 16th December 2027.

MAISONETTE

Entrance from Abbey Road with hallway.

Stairs leading to:-

FIRST FLOOR

LOUNGE

19' 5" x 12' 7" (5.93m x 3.84m)

KITCHEN

11' 7" x 4' 7" (3.53m x 1.39m)

BATHROOM

8' 8" x 5' 3" (2.64m x 1.61m)

BEDROOM

11' 9" x 8' 5" (3.58m x 2.56m)

SECOND FLOOR

Large landing with space for office/storage.

BEDROOM

9' 7" x 6' 0" (2.91m x 1.84m)

BEDROOM

14' 2" x 8' 5" (4.33m x 2.57m)

TENURE

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

BUSINESS RATES

2023 List: £7,100.

Please note this is not Rates Payable.

COUNCIL TAX BAND B

SERVICES

The property is connected to gas, water and electric.

VIEWING

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

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

EPC RATINGS

Commercial Unit – B.

Maisonette – D.

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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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.

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