

18-32 Roundhill Road

Ref No: 5019

Torquay, Devon, TQ2 6TH



Opportunity to Purchase a Fully Let Retail Investment

Current Rental Income of £64,550 Per Annum

Freehold Including 10 x Units With 5 Sold Off on Long Leaseholds

5x Retail Units Let on Commercial Leases

Located in High Value Residential Area

£625,000 Freehold

Interested in this property?

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LOCATION

Located on Roundhill Road, the sole commercial parade in the area of Livermead, Torquay. Livermead is an affluent residential area, located between Torquay and Paignton.

Torquay is seaside town on the South Coast, with a resident population of approximately 52,000 but seeing an influx of visitors in the Summer months. Torquay combined with the neighbouring towns of Paignton and Brixham forms Torbay, with a resident population of approximately 140,000.

Torbay has strong transport links with its connection to the A38 which links to the M5 at Exeter. Torquay's train station is located just 1 mile away from the property, which links to major routes at Newton Abbot on towards Plymouth, Exeter and beyond.

DESCRIPTION

The property is a terrace of 1960's purpose-built shops with 4x apartments on the first floor. The freehold retains control of the 5 commercial units from 22-32 and the external areas. The residential accommodation and current Co-op Store have all been sold off on long leaseholds.

The Co-op and Barnardo's draw considerable traffic to the area, which benefits the smaller independent occupiers along the parade. Most of the current occupiers are service providers, drawing customers and clients from a large demographic and area.

To the front of the property is a pleasant enhanced slabbed pavement which businesses may utilise for display and seating areas. To the rear of the property is a private car park, which can be utilised by the commercial occupiers and customers.

AREAS

See attached details tenancy schedule overleaf.

EXTERIOR

To the rear of the property there is a Large Car Park and Communal Space. Each of the shops has two parking spaces at the rear.

TENURE

The Estate is being sold freehold, subject to the Commercial Occupational Leases and Long Leasehold titles. Tenancy Schedule attached.

EPC'S

Address EPC Rating
18-20 Roundhill Road - B
22-24 Roundhill Road - B
26 Roundhill Road - D
28 Roundhill Road - E
30 Roundhill Road - D
32 Roundhill Road - B

VAT

We are informed that the property is elected for VAT.

UTILITIES

We are informed that each unit has its own separate power supply and water supply.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in any transaction.

VIEWING

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

Interested parties are politely requested to be respectful of the tenant's occupation and ongoing operation of their businesses.

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Family Business
3 Generations
Since 1943



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Demise Type	Demise Description	Tenant Name	Area (Sqft)	Start	Expiry	Review	Break	Headline Rent
Residential	32a Roundhill Road - Flat 1		757 SqFt	18/12/2019	17/12/2118			£250
Residential	28a Roundhill Road - Flat 2		757 SqFt	04/11/2022	03/11/2147			£0
Residential	22a Roundhill Road - Flat 3		757 SqFt	21/03/2024	20/03/2223			£0
Residential	18a Roundhill Road - Flat 4		757 SqFt	21/03/2024	20/03/2223			£0
Retail	18 - 20 Roundhill Road	Arniproperties Ltd.	3,133 SqFt	23/10/2020	22/10/3019			£0
Retail	22-24 Roundhill Road	Barnardo's.	1,200 SqFt	19/08/2016	18/08/2026			£24,000
Retail	26 Roundhill Road	Private Individual	605 SqFt	03/06/2024	02/06/2029	03/06/2027	03/06/2027	£9,000
Retail	28 Roundhill Road	Private Individual	596 SqFt	16/07/2024	15/07/2030	16/07/2027	16/07/2027	£9,000
Retail	30 Roundhill Road	Private Individual	629 SqFt	02/11/2018	01/11/2028			£11,500
Retail	32 Roundhill Road	Wellguided Limited	607 SqFt	22/02/2024	21/02/2034			£10,800
Gross Rent:								£64,550



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www.bettesworths.co.uk
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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.

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