

23 Fore Street

Ref No: 5031

St. Marychurch, Torquay, Devon, TQ1 4PU



Mixed Commercial/Residential Property in Heart of St Marychurch Precinct

Retail Unit, 2 Bedroom Maisonette & Studio Apartment

Scope for Rental Growth

Popular Trading & Investment Location

Good Spread of Income - An Opportunity Not to be Missed

£225,000 Freehold

Interested in this property?

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LOCATION

The property is situated at the heart of the St Marychurch shopping precinct. This is a busy and convenient trading location, popular with many independent and multiple occupiers. Retail vacancies in the area rare. Nearby occupiers include two convenience stores, a butcher, a fishmonger and various retail, catering, beauty and professional providers. St Marychurch is also a sought after and desirable residential location.

DESCRIPTION

23 Fore Street comprises a ground floor lock up retail unit fronting onto the pedestrianised precinct. The shop has been occupied by the same tenant for 8 years.

The two residential units are accessed via Foxlands Walk - a pedestrian link that connects Fore Street with Chilcote Close to the rear. The 2 bedroom maisonette is full of character and has been let to the same tenant for over 20 years.

The ground floor studio apartment has been recently refurbished and is immediately ready to be re-let by the purchaser.

The accommodation briefly comprises:-

RETAIL UNIT - 23 FORE STREET

RETAIL AREA APPROX

36m² (387 sq ft)

With small kitchenette and WC to the rear.

23A FORE STREET

Accessed from Foxlands Walk.

Independent front door with stairs leading to first floor accommodation.

LARGE LIVING ROOM/DINING ROOM

KITCHEN

BATHROOM

SECOND FLOOR LEVEL

2 DOUBLE BEDROOMS

23B FORE STREET

An open plan refurbished studio apartment with smart kitchen fittings, new carpets and a bathroom.

TENURE

This property is for sale freehold, subject to the occupational lease and tenancy.

23 Fore Street the tenant is holding over on a Short Term Commercial Lease from 24 June 2021 at the current rent of £6,000 per annum.

The lease carries Internal Repairing and Insuring liabilities.

23A Fore Street is let on an Assured Shorthold Tenancy dated 12th September 2000, at a current rent of £525 per calendar month.

The studio apartment has been refurbished and is ready to be re-let upon purchase.

UTILITIES

Each unit has independent water and electricity supplies.

VAT

The property has not opted for VAT.

LEGAL COSTS

Each party are to bear their own legal 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 tenant's quiet enjoyment of their properties.

EPC RATINGS

23 Fore Street - TBC.

23a Fore Street - TBC.

23b Fore Street – E.

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