

24 & 24A Manor Road

Ref No: 5105

St. Marychurch, Torquay, Devon, TQ1 3JX



Mixed Use Investment in Sought After Location

Commercial Unit and Separate Studio Flat

Passing Rental Income of £12,540 Per Annum

Future Rental Growth Potential – Review September 2025

Prominent Location in St Marychurch

£175,000 Freehold

Interested in this property?

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LOCATION

The property occupies a prominent position at a busy junction in the highly sought-after St Marychurch area. This location is recognised as a popular and desirable commercial hub and remains the second-largest retail area in Torquay.

St Marychurch hosts a diverse mix of independent and national retailers, as well as office users, creating a vibrant trading environment. The area is well-regarded as a busy and convenient destination for businesses, attracting a variety of independent and multiple occupiers. In addition to its commercial appeal, St Marychurch is a highly desirable residential area, with its various amenities, nearby primary schools, parks and beaches.

DESCRIPTION

This mixed-use investment comprises a ground-floor office and a studio flat above. The office, arranged into three rooms, is currently let to a letting agent on a lease expiring in 2034, generating an annual rent of £6,600.

The studio flat spans two floors, with a hallway and kitchenette on the ground floor and a bathroom and combined living/bedroom space on the first floor. The studio flat has been let to a new tenant at £495 per calendar month.

Situated in a highly sought-after area, this property presents an excellent opportunity for purchasers seeking a stable investment with strong income potential.

The accommodation briefly comprises:-

24 MANOR ROAD

Gross Internal Area Approx. 40m² (431 sq ft).

OFFICE

OFFICE

KITCHEN/STORE

WC

24A MANOR ROAD

HALLWAY/ KITCHENETTE

19' 5" x 5' 0" (5.93m x 1.52m)

With a range of floor and wall hung cupboards, worktop and inset sink and drainer. Stairs leading to:-

LIVING/BEDROOM

17' 1" x 6' 8" (5.20m x 2.04m)

With built in storage.

BATHROOM

10' 5" x 5' 3" (3.17m x 1.60m)

TENURE

Freehold subject to the commercial lease and AST agreement.

TENANCIES

24 Manor Road

A full repairing lease from 2019 expiring September 2034, at a passing rent of £6,600 per annum.

The lease includes rent review provisions with the next review in September 2025.

The tenant has break options every 3 years, with the next break option September 2025.

24a Manor Road

Recently let on a 6-month AST, at a rent of £495pcm. Water is included as part of this rent payment.

PRICE

An asking price of £175,000.

BUSINESS RATES

2023 List: £4,900.

COUNCIL TAX BAND A

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATINGS

24 Manor Road – E.

24a Manor Road – D.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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