



13-17 Tor Church Road

Torquay, Devon, TQ2 5UP



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Mixed Use Investment Opportunity with Development Potential
Arranged as Two Spacious Flats & 3x Commercial Units
Current Rental Income of £22,200 Per Annum, £25,800 (When Fully Let)
Potential Market Rental Income of £28,200 Per Annum
Previous Planning to Convert Commercial Units to Residential Flats

LOCATION

Linking Lucius Street to Belgrave Road, Tor Church Road is ideally located, close to the town centre, whilst a short distance away from Torquay's Sea front and Torre Abbey.

The area is a mix of commercial and residential occupiers with a high density of BnB's, Hotels and holiday apartments on Belgrave Road. Lucius Street is a secondary trading location outside the town centre, with a range of service providers, a bakery, convenience store and gym.

DESCRIPTION

The ground floor of this property is arranged as three commercial units, two of which are ideal store/ workshops, with double garage doors. The third unit is let to a masseuse and has previously been used as a barbershop.

The flats are accessed via a covered entrance through the ground floor, leading to a rear and private courtyard area for each flat. Both flats have a ground floor lobby with stairs up to the spacious first floor. Both flats are fitted with gas central heating, a Gloworm boiler and have their own utility supplies. Both flats are furnished, one part and one fully.

Ref No: 5174

£285,000 Freehold

Interested in this property?

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The accommodation briefly comprises:-

LOCK UP SHOP – NO. 13

Frontage 4.67m, narrowing to 1.35m at the rear.
Built depth 6.43m.

Internally arranged as a Shop and WC. Currently used as a massage parlour.

Gross Internal Area 19.08m².

Let on a Commercial Lease at a rent of £350 per calendar month.

WORKSHOP/STORE – NO. 15

With frontage of 3.97m.
Depth 7.45m.
Minimum width 3.68m.

Internally arranged with open plan workshop store with entrance doors 2.14m wide x 2.67m high. WC, and hot water.

Gross Internal Area: 29.57m².

Used by landlord. Previously let at a rent of £3,600 per annum.

WORKSHOP/STORE – NO. 17

With frontage of 5.12m.

Depth 7.57m.

Arranged as open plan workshop storage with entrance doors 2.14m x 2.72m high. WC, and hot water.

Gross Internal Area: 38.75m².

Let on a Commercial Lease at a rent of £300 per calendar month.

FLAT 15 TOR CHURCH ROAD

Part Furnished.

GROUND FLOOR

Entrance leads to:-

LOBBY

8' 8" x 2' 10" (2.63m x 0.86m) (max)
Staircase leads to:-

FIRST FLOOR

LANDING

LIVING ROOM

14' 8" x 25' 6" (4.46m (max) x 7.78m)
14' 8" x 3' 3" (4.46m (max) x 0.98m (min))

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KITCHEN

7' 4" x 12' 0" (2.24m x 3.65m)

BEDROOM 1

9' 1" x 14' 11" (2.77m x 4.55m)

BEDROOM 2

13' 9" x 8' 11" (4.2m x 2.71m)

BATHROOM

8' 8" x 5' 11" (2.64m x 1.80m) (min)
8' 8" x 10' 6" (2.64m x 3.21m) (max)

EXTERIOR

Courtyard.

Gross Internal Area: 75.77m².

Let on an Assured Shorthold Tenancy Agreement at a rent of £600 per calendar month.

FLAT 17 TOR CHURCH ROAD

Fully Furnished.

GROUND FLOOR

ENTRANCE HALL

BEDROOM/STUDY

7' 4" x 5' 4" (2.24m x 1.62m)

Staircase to:-

FIRST FLOOR

LANDING

BATHROOM

8' 7" x 8' 8" (2.61m x 2.65m)

LIVING ROOM

15' 1" x 9' 1" (4.60m x 2.77m)

KITCHEN

7' 5" x 12' 0" (2.27m x 3.67m)

BEDROOM

13' 2" x 8' 10" (4.01m x 2.70m)

EXTERIOR

Courtyard.

Gross Internal Area: 60.4m².

Let on an Assured Shorthold Tenancy Agreement at a rent of £600 per calendar month.

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TENURE

Available freehold subject to the residential assured shorthold tenancy and the two commercial leases.

UTILITIES

Each unit has their own utility supply. Flats have electric, water and gas. Commercial have electric and water only.

PRICE

An asking price of £285,000.

BUSINESS RATES

Unit 13 - £3,200

Unit 15 - £3,000

Unit 17 - £3,700

Each unit is eligible for 100% Small Business Rates Relief.

COUNCIL TAX

Flat @ 15 Tor Church Road - A.

Flat @ 17 Tor Church Road - A.

EPC RATINGS

Unit 13 - C.

Unit 15 - E.

Unit 17 - E.

Flat @ 15 - E. (Gas boiler since installed - expected D rating).

Flat @ 17 - D.

VIEWING

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

Interested in this property?

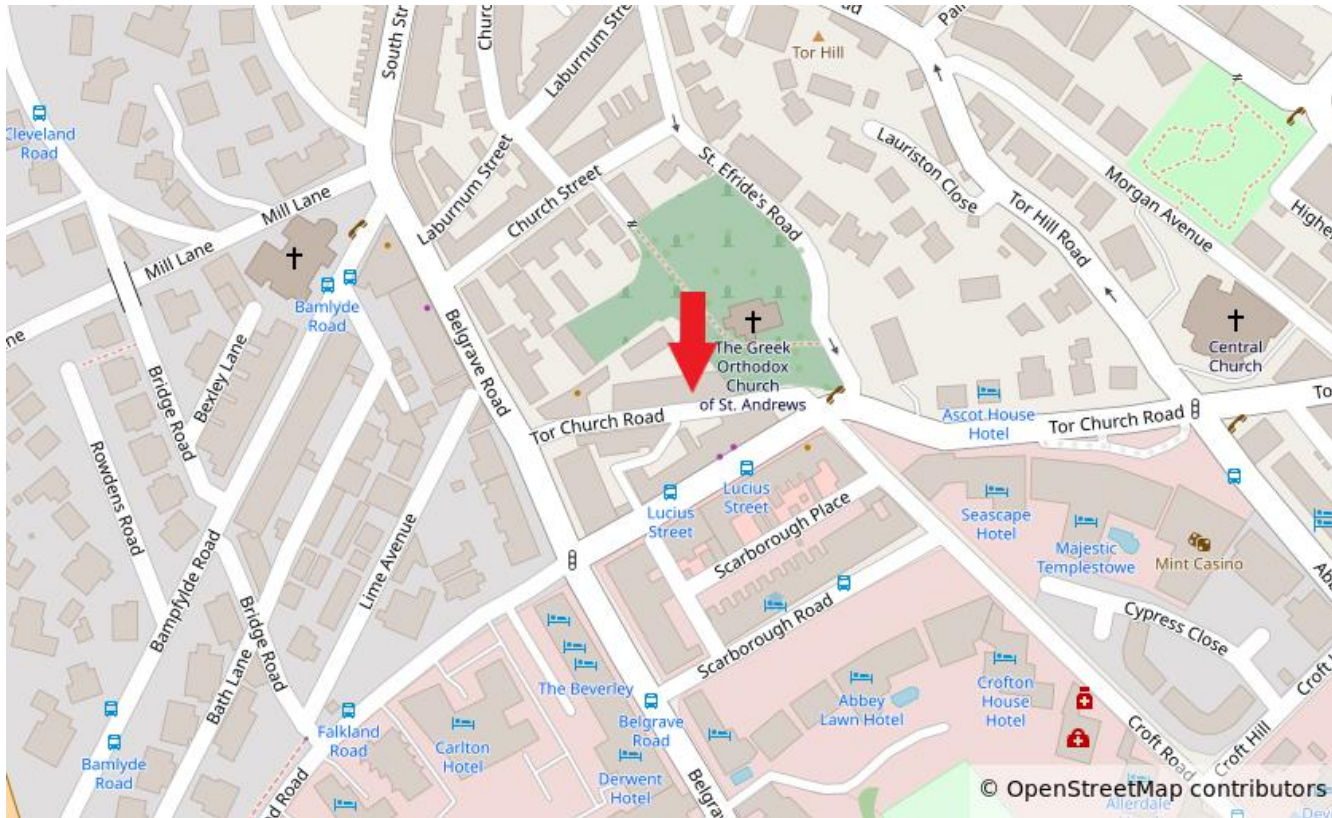
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