

# 78 Tor Hill Road

Ref No: 5233

Torquay, Devon, TQ2 5RY



## Highly Visible Retail Fronted Office Premises

Internal Area Approx. 80m<sup>2</sup> (861 sq ft)

Suitable for Continued Office Use or Possible Residential Conversion (Subject to Consents)

Convenient Town Centre Trading Position - Set Up & Ready For Occupation or Letting

Vacant Possession - Of Interest to Owner Occupiers, Investors & Speculators Alike

Offers in Excess of £100,000 Freehold

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## LOCATION

78 Tor Hill Road is visibly positioned on the junction of Tor Hill Road and Laburnum Row, in the Torre area of Torquay. Traffic passing through the Torre one way system is a prominent view of the property, making it a useful trading pitch.

Torre is a convenient edge of town centre affordable location, with a thriving mix of business occupiers and residential properties.

There is unmetered on street parking on Tor Hill Road, Laburnum Row and Union Street, as well as limited time free parking at the nearby Brunswick Square car park.

## DESCRIPTION

78 Tor Hill Road is a mid terrace former residential property, currently used as offices. The accommodation is laid out as a mainly open plan main ground floor office space, with ancillary and further office accommodation to the rear, a kitchen, courtyard and first floor offices.

The accommodation briefly comprises:-

### SHOP FRONT

13' 6" (4.11m)

### OFFICE

13' 5" x 25' 7" (4.10m x 7.8m)  
(With partition at 5m depth).

### REAR AREA

8' 7" x 10' 7" (2.61m x 3.23m)

### STORE

6' 7" x 10' 2" (2m x 3.1m)

### KITCHEN

3' 9" x 10' 8" (1.14m x 3.26m)

### OUTSIDE YARD

12' 9" x 7' 10" (3.89m x 2.40m)

### WC & SHOWER

### FIRST FLOOR OFFICE

7' 8" x 10' 10" (2.34m x 3.29m)  
(Separate staircase).

### FIRST FLOOR

11' 1" x 13' 11" (3.37m x 4.24m)  
(Main staircase).

### OFFICE 2

15' 1" x 10' 7" (4.6m x 3.23m)

## TENURE

The property is for sale, Freehold with Vacant Possession.

## BUSINESS RATES

We are informed that the property has the following Rateable Value:

2023 List: £3,500.

**Please note this is not Rates Payable.** Qualifying Small Businesses will be eligible for 100% Business Rates Relief.

## UTILITIES

Mains water, gas and electricity is connected to the property.

## LEGAL COSTS

Both parties are to bear their own legal costs incurred in any transaction.

## VIEWING

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

## EPC - TBC

Interested in this property?

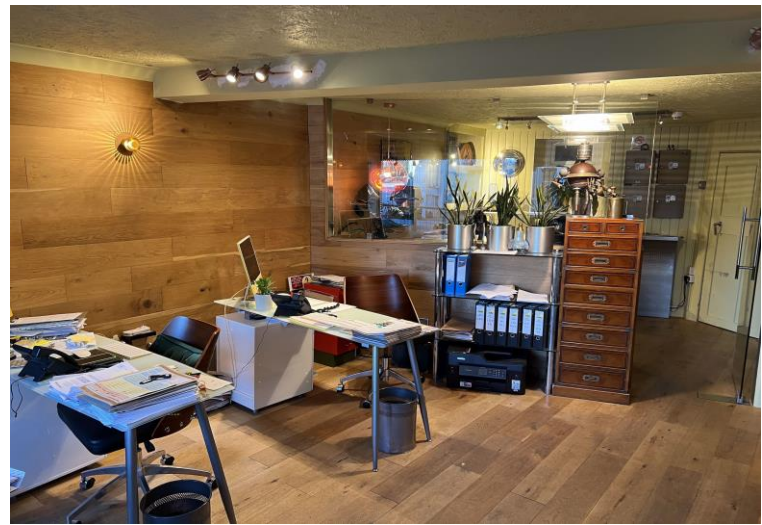
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Torquay  
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TQ1 1BB



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