

26 Lucius Street

Ref No: 4725

Torquay, Devon, TQ2 5UN



Large, Extended Showroom Premises with Large Storage Extension & Office Accommodation

Total Internal Area Approximately 349m² (3,756 sq ft)

Ground Floor Retail Fronted Showroom Currently Arranged with Office Accommodation Over

Substantial Purpose Built Stores at Lower Ground Floor Level (Ground Floor at Rear)

Scope for Full Commercial Occupation or Potentially Residential Conversion of Part

£250,000 Freehold

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



26 Lucius Street

Torquay, Devon, TQ2 5UN

LOCATION

Lucius Street is a well established, edge of town centre shopping parade in Torquay, South Devon. Lucius Street has a vibrant mix of independent and national occupiers including retailers, financial service providers and catering outlets.

Being located close to the main town centre of Torquay, the seafront and the principle arterial routes of the town, Lucius Street is a very convenient trading location.

DESCRIPTION

26 Lucius Street is a substantial commercial property, comprising extending ground floor showroom space, with first floor office accommodation and extensive purpose-built warehousing at lower ground floor. (Level access via roller doors from Scarborough Place to the rear of the property).

The property is suitable for immediate retail showroom occupation or as an investment to be let for rental income.

There is also scope to divide the constituent parts for either split occupation or for possible part residential conversion.

The accommodation briefly comprises:-

GROUND FLOOR

145m² (1,560 sq ft)

Of mainly open modern showroom accommodation. Versatile and flexible space suitable for number of occupiers.

FIRST FLOOR

3 ADMINISTRATION OFFICES

With kitchen & WC facilities and balcony to the rear.

LOWER GROUND FLOOR

PURPOSE BUILT STORES & WAREHOUSING

Mainly open plan. Totalling 147m² (1,582 sq ft).

Accessed via manual roller door from Scarborough Place to the rear of the property.

The accommodation is illustrated on the plan overleaf.

SERVICES

We are informed that mains water, and electricity are connected to the property.

BUSINESS RATES

2023 List: £13,500.

Please note this is not Rates Payable. Eligible parties will be able to claim 50% Small Business Rates Relief. Interested parties are advised to contact the agents for further information on the rates payable amount.

TENURE

The property is being sold Freehold, with Vacant Possession.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

EPC RATING E

VIEWING

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

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



26 Lucius Street

Torquay, Devon, TQ2 5UN



Interested in this property?
T.01803 2120 21 bettesworths.co.uk





26 Lucius Street

Torquay, Devon, TQ2 5UN



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they 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.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

