

# 18 Lucius Street

Ref No: 4726

Torquay, Devon, TQ2 5UN



## Retail Showroom/Office/Commercial Premises in Vibrant Lucius Street

Internal Area: 166m<sup>2</sup> (1,790 sq ft)

Currently Arranged as Retail Showroom on Ground & First Floor, with Stores & Ancillary Accommodation

Open, Adaptable Space with Great Potential to Add Value

Opportunity for Investors or Owner Occupiers

£150,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 18 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

18 Lucius Street comprises a retail fronted showroom property, currently arranged with open retail areas at ground and first floor level, with storage accommodation at lower floor.

The ground floor retail area has a central feature oak staircase creating a galleried trading space at first floor level. This accommodation would be suitable for continued retail use or ideal for professional services/office users as well.

At first floor level there is access up to a good size unconverted loft space.

There is an element of additional accommodation to the rear of the first floor that is in poor condition and requires repair or demolition. It is recommended that interested parties have conversation with Bettsworths and our client regarding this area.

The lower ground floor, which is level to Scarborough Place at the rear comprises 3 usable storerooms.

Accommodation is detailed on the plan overleaf.

## TENURE

The property is being sold Freehold with Vacant Possession.

## SERVICES

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

## BUSINESS RATES

18 Lucius Street is currently rated as part of a wider property, including the adjacent showroom buildings.

Upon a split, a stand-alone Rateable Value will be applied for.

For more information and a guide as to possible independent Rateable Value, parties are advised to enquire with the Agents.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

## EPC RATING D

## VIEWING

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

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)



Family Business  
3 Generations  
Since 1943



# 18 Lucius Street

Torquay, Devon, TQ2 5UN

### Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
 29/30 Fleet Street  
 Torquay  
 Devon  
 TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are 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 Bettsworths 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](http://bettesworths.co.uk)

