



# 34 Lucius Street

Torquay, Devon, TQ2 5UN



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**Semi-Detached Commercial Property in Prime Trading Location**  
**Gross Internal Area Approximately 149m<sup>2</sup> (1,604 sq ft)**  
**Lovingly Renovated Antique Shop - Available Due to Relocation**  
**Fantastic Roadside Visibility on a Busy Junction**  
**Versatile Space Suitable for a Range of Commercial Uses**

## LOCATION

34 Lucius Street is prominently positioned on a busy junction in Torquay, South Devon. Lucius Street is a well-established edge of town centre shopping parade with a vibrant mix of occupiers, including retailers, services, and catering outlets.

The property benefits from excellent roadside visibility and is within close proximity to Torquay town centre, the seafront and key arterial routes, making it an ideal trading location.

## DESCRIPTION

34 Lucius Street comprises a semi-detached commercial property, currently arranged as a retail shop with basement storage area. The property has been beautifully renovated to create an attractive and successful antique shop. The property is now up for sale due to the owners' relocation.

The property is versatile and could suit, owner occupiers, investors or developers which may consider splitting the shop back into two and creating a flat on the lower ground floor.

Ref No: 5200

£1 65,000 Freehold

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The accommodation briefly comprises:-

## GROUND FLOOR

### MAIN RETAIL AREA

23' 4" x 22' 11" (7.10m x 6.98m)

Staircase leads down to the basement and opening in the wall leads to:-

### SECONDARY RETAIL AREA

23' 4" x 11' 7" (7.10m x 3.52m)

## BASEMENT

### BASEMENT ROOM 1

23' 4" x 16' 10" (7.10m x 5.14m)

### STORAGE ROOM

10' 9" x 5' 2" (3.27m x 1.58m)

### KITCHENETTE

### WC

### BASEMENT ROOM 2

24' 0" x 11' 3" (7.32m x 3.42m)

The basement benefits from natural light at the rear and has double UPVC doors providing access to a rear lane, which connects to the adjacent road.

## TENURE

The property is being sold Freehold with Vacant Possession.

## SERVICES

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

## BUSINESS RATES

2023 List: £11,250

**Please note this is not the rates payable amount.** Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further information on rates payable.

## EPC RATING D

## VIEWING

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

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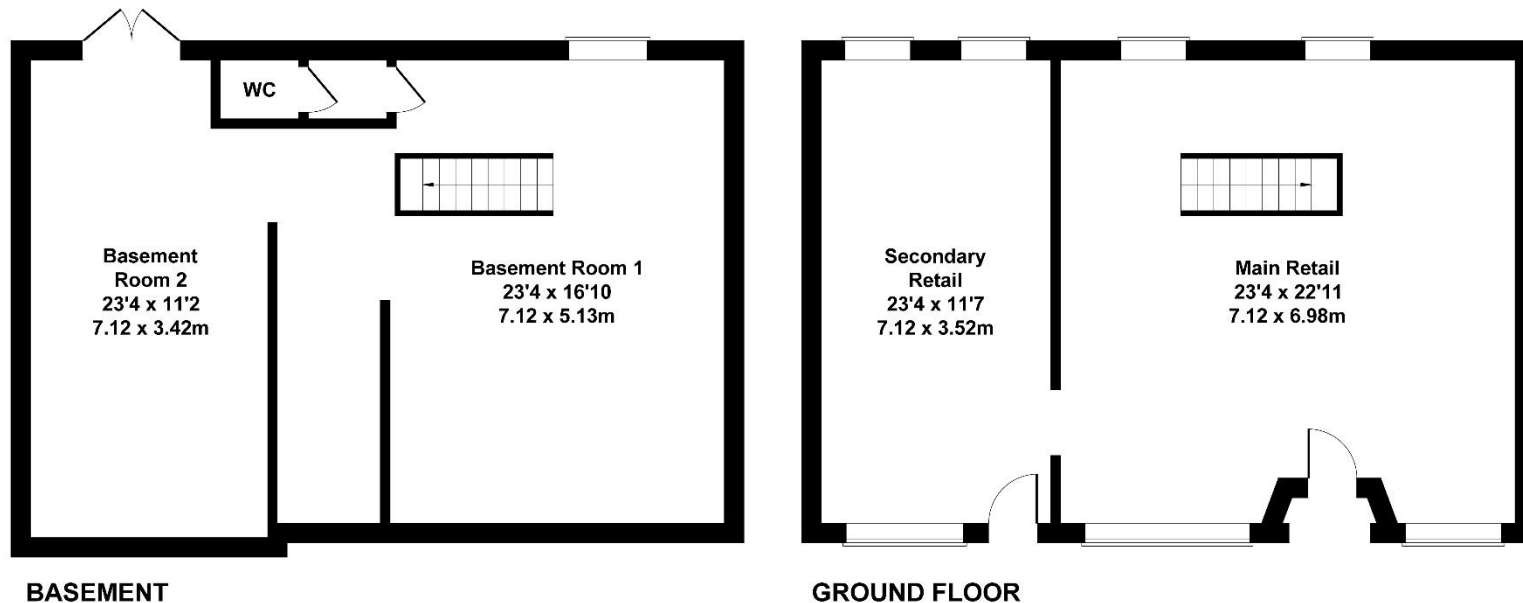


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Approximate Gross Internal Area  
1625 sq ft - 151 sq m



Not to Scale. Produced by The Plan Portal 2025  
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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