

# 16 Lucius Street

Ref No: 4453

Torquay, Devon, TQ2 5UN



## Retail Unit with Large Workshop/ Storage

Ground Floor Retail/Office Approx. 55m<sup>2</sup> (592 sq ft)

Lower Ground Floor Workshop/Storage Approx. 132m<sup>2</sup> (1,420 sq ft)

Vehicular Access from Scarborough Place

Suitable for Storage of Up to 6 Vehicles

Annual Rental of £12,000

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# 16 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 services 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

16 Lucius Street is arranged as a ground floor retail unit with lower ground floor workshop and storage. The ground floor is currently arranged as an office but suitable for other commercial uses. The lower ground floor provides versatile workshop and garage space of 101m<sup>2</sup>, with vehicular access via Scarborough Place. The current owners have been able to fit 6 vehicles in the garage, with plenty of space left for storage.

The accommodation briefly comprises:-

### RETAIL/OFFICE

29' 3" x 13' 4" (8.91m x 4.06m) A retail unit currently arranged and fitted as office accommodation but easily configured for other commercial uses.

Door to:-

### REAR OFFICE

9' 7" x 8' 6" (2.93m x 2.60m)

### KITCHENETTE

15' 5" x 8' 0" (4.70m x 2.44m)

### WC

Stairs from the kitchenette leading down to:-

### STORE ROOM

10' 5" x 6' 9" (3.17m x 2.07m)

### WORKSHOP

24' 8" x 10' 6" (7.53m x 3.20m)

Door to:-

### GARAGE

61' 11" x 17' 8" (18.87m x 5.39m)

With roller shutter door providing vehicular access from Scarborough Place. The garage is high enough for commercial vans and can fit up to 6 cars.

### WC

## UTILITIES

The property is connected to electric and water supplies.

## BUSINESS RATES

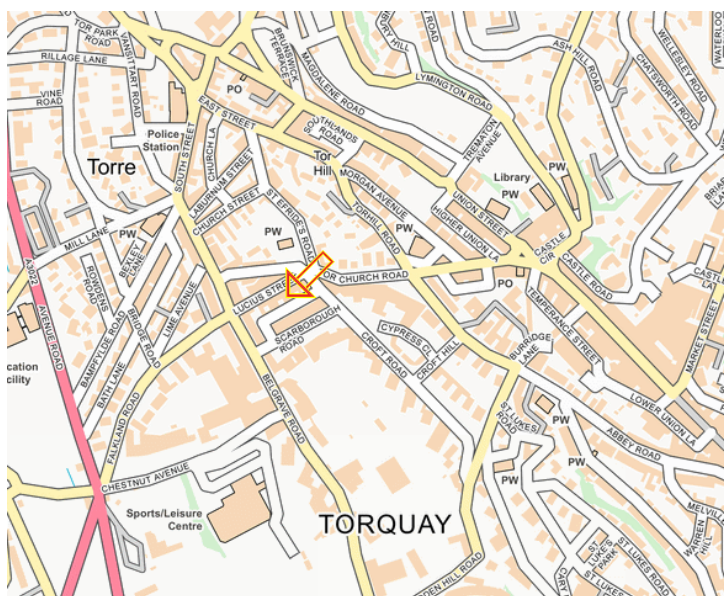
2023 List: £7,500.

**Please note this is not Rates Payable.** Parties needing further advice on the Rates Payable are advised to speak to the Agents, Bettesworths.

## EPC RATING C

## VIEWING

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



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