

20 Tor Hill Road

Ref No: 5276

Torquay, Devon, TQ2 5RD



Affordable Commercial Investment in Torquay Town Centre

Comprising a Shop and Two Residential Ground Rents (Flats Sold on Long Leases)

Income £6,000 Per Annum (Shop) & £400 Per Annum (Ground Rents) (9.8% Initial Yield)

Well Presented & Easily Managed Investment Opportunity

Great Addition to an Existing Portfolio or for a First Time Investor - Opportunity not to be Missed!

Asking Price of £65,000 Freehold



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DESCRIPTION

The property is located on Tor Hill Road in the Castle Circus area of central Torquay. Situated in a parade of independent shops and offices, the property is conveniently located on the edge of Torquay's main retail high street, Union Street and is close to many town centre facilities.

The property comprises a ground floor lock up shop, well presented and occupied under a commercial lease. The remainder of the building comprises two separate self-contained, two bedroom residential flats, each with parking spaces.

Each flat has been sold on a separate 125 year lease.

The accommodation briefly comprises:-

20 TOR HILL ROAD (THE SHOP)

A lock up retail unit comprising:-

RETAIL AREA

Approx: 31.5m² (339 sq ft).

With a STORE ROOM & STAFF WC'S

TENURE

The property is for sale freehold, subject to the commercial lease and long leaseholds.

Ground floor commercial unit let for £6,000 per annum, on a 4 year Full Repairing and Insuring lease that commenced on 15th April 2026.

FIRST & SECOND FLOOR FLATS

Each flat has been sold on separate 125 year leases, commencing from April 2019.

The leases allow for a ground rent of £200 per annum per flat and each leaseholder contributes to one third of the cost of buildings insurance, repairs and maintenance to the building, on an as required basis.

PRICE

£65,000 Freehold.

EPC RATINGS

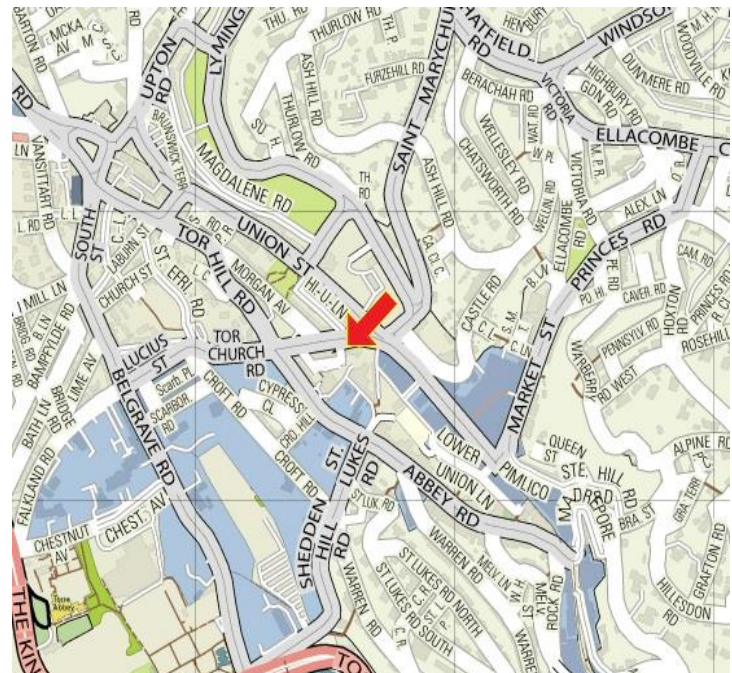
20 Tor Hill Road (Shop) - C.

20A Tor Hill Road - D.

20B Tor Hill Road - D.

VIEWING

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



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 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 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.

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