23 Fore Street

St. Marychurch, Torquay, Devon, TQ1 4PU

Bettesworths

23 Fore Street

St. Marychurch, Torquay, Devon, TQ1 4PU

Mixed Commercial/Residential Property in Heart of St Marychurch Precinct
Retail Unit, 2 Bedroom Maisonette & Studio Apartment
Full Vacant Possession - Ready for Letting or Owner Occupation
Popular Trading & Investment Location
Good Potential Spread of Income - An Opportunity Not to be Missed

LOCATION
The property is situated at the heart of the St Marychurch shopping precinct. This is a busy and convenient trading location, popular with many independent and multiple occupiers. Retail vacancies in the area rare.

Nearby occupiers include two convenience stores, a butcher, a fishmonger and various retail, catering, beauty and professional providers. St Marychurch is also a sought after and desirable residential location.

DESCRIPTION
23 Fore Street comprises a ground floor lock up retail unit fronting onto the pedestrianised precinct.

The two residential units are accessed via Foxlands Walk - a pedestrian link that connects Fore Street with Chilcote Close to the rear. The 2 bedroom maisonette is full of character and was let to the same tenant for over 20 years.

The ground floor studio apartment has been recently refurbished and is immediately ready to be re-let by the purchaser.

Ref No: 5519

£225,000 Freehold

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The accommodation briefly comprises:-

RETAIL UNIT - 23 FORE STREET

RETAIL AREA APPROX
36m² (387 sq ft)
With small kitchenette and WC to the rear.

23A FORE STREET
Accessed from Foxlands Walk.

Independent front door with stairs leading to first floor accommodation.

LARGE LIVING ROOM/DINING ROOM

KITCHEN

BATHROOM

SECOND FLOOR LEVEL

2 DOUBLE BEDROOMS

23B FORE STREET
An open plan refurbished studio apartment with smart kitchen fittings, new carpets and a bathroom.

TENURE
This property is for sale freehold, with full Vacant Possession.

UTILITIES
Each unit has independent water and electricity supplies.

VAT
The property has not been opted for VAT.

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

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

EPC RATINGS
23 Fore Street - C.
23a Fore Street - TBC.
23b Fore Street - E.

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3 Generations
Since 1943

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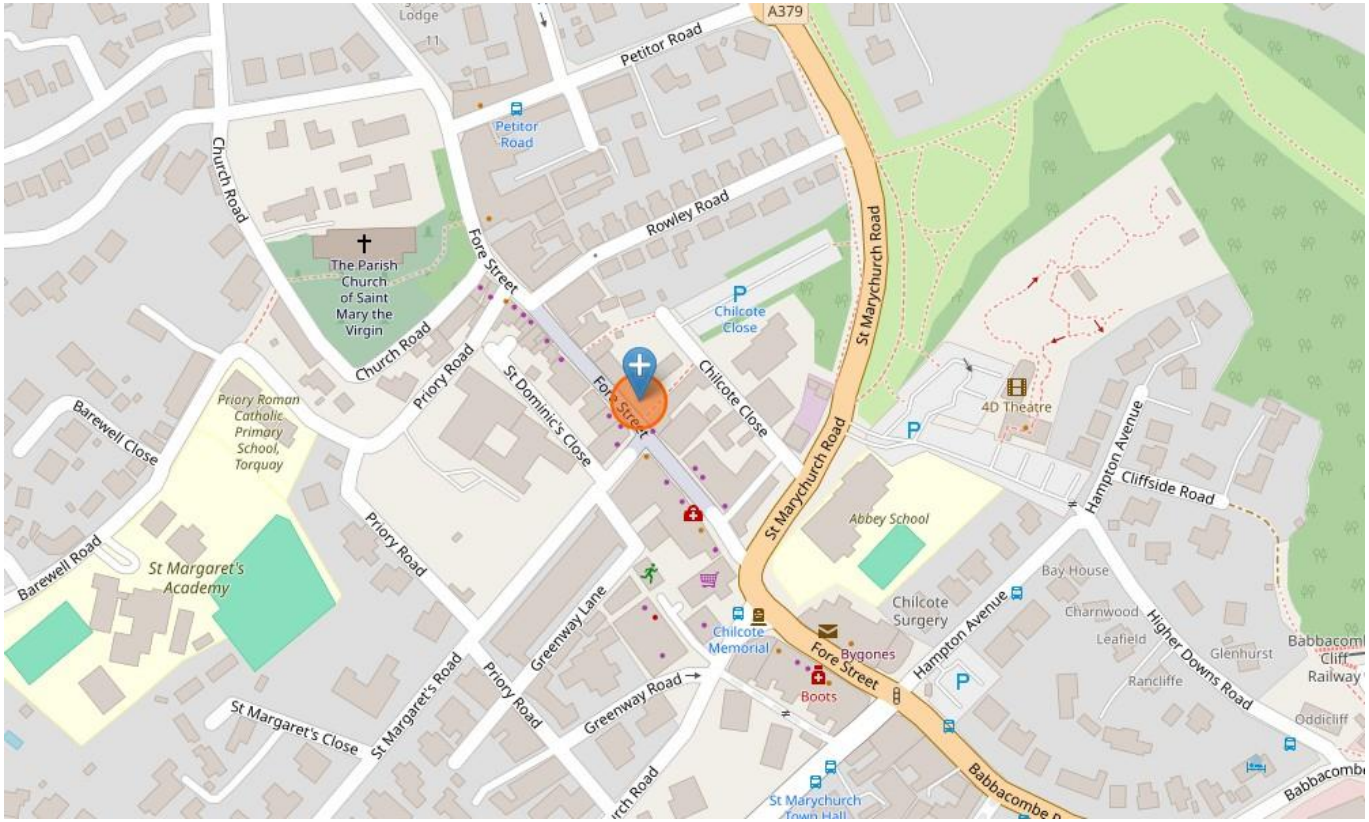

www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB

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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