

# 9-11 Alexandra Lane

Ref No: 5264

Torquay, Devon, TQ1 1JD



## Substantial Commercial Premises in Central Torquay

Workshop/ Light Commercial Premises Over Two Floors

Gross Internal Area Approx. 240m<sup>2</sup> (2,584 sq ft)

Located in a Row of Commercial Occupiers – Close to Town Centre

Potential for Residential Development (Subject to Planning)

£120,000 Freehold

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## LOCATION

The property is located on Alexandra Lane, a commercial position close to the heart of Torquay.

The area benefits from excellent access to the town centre and surrounding arterial routes, making it a convenient location for a range of commercial occupiers.

## DESCRIPTION

This substantial two-storey workshop premises offers flexible accommodation suitable for a variety of uses including office, storage or light industrial.

The property is available with vacant possession and presents a rare opportunity to acquire a large commercial unit with potential for future redevelopment.

The accommodation briefly comprises:-

### GROUND FLOOR

Arranged as reception, glazed partitioned offices and store rooms.

Gross Width: 9.39 m

Gross Depth: 16.06 m

Gross Internal Area: 150m<sup>2</sup> (1,615 sq ft)

### FIRST FLOOR

Arranged as open-plan office with store, kitchenette and WC facilities.

Gross Width: 9.45 m

Gross Depth: 9.51 m

Gross Internal Area: 90m<sup>2</sup> (969 sq ft)

**TOTAL GROSS INTERNAL AREA: 240m<sup>2</sup> (2,584 sq ft)**

## PLANNING

The property is considered suitable for a range of commercial uses, currently falling within Use Class E. It may also offer potential for residential conversion, subject to obtaining the necessary planning consents.

## TENURE

Freehold with vacant possession.

## PRICE

An asking price of £120,000.

## VAT

The property is not elected for VAT and therefore is not chargeable on rent.

## BUSINESS RATES

2023 List: £7,400.

**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 make their own enquiries with the Local Billing Authority, Torbay Council.

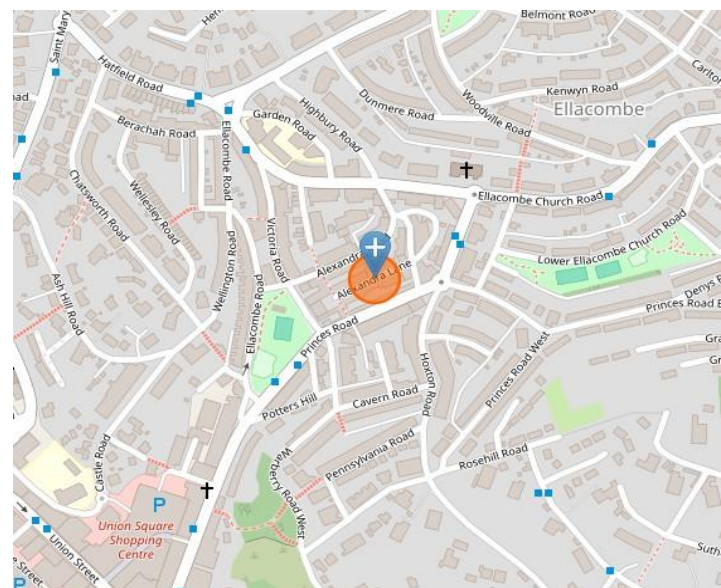
## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## EPC RATING E

## VIEWING

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



Interested in this property?

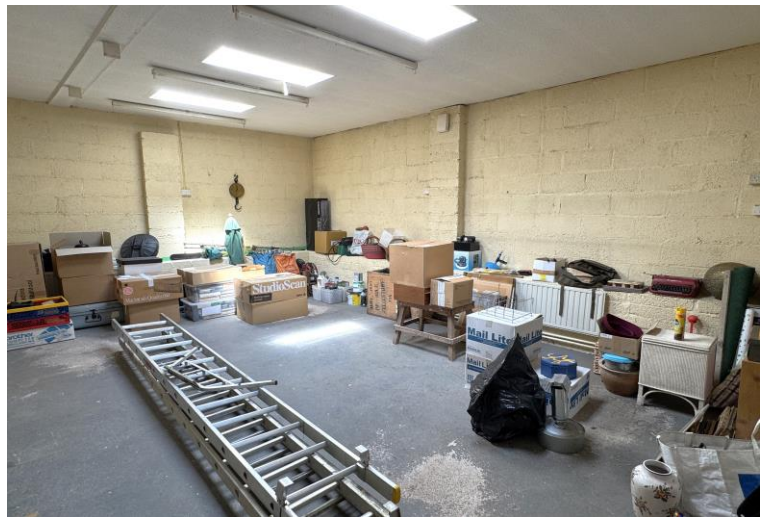
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TQ1 1BB



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