

56 Fore Street

St. Marychurch, Torquay, Devon, TQ1 4LX





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**Mixed-Use Freehold in Popular St Marychurch Precinct
Comprises Retail Unit and a Two Bedroom Maisonette
Retail Unit Let at £550pcm Until September 2026
Residential Flat with Private Rear Garden – Currently Vacant
Ideal for Owner Occupiers or Investors**

LOCATION

Situated in the heart of St Marychurch's shopping precinct, a thriving area of Torquay. 56 Fore Street benefits from a prominent position within an independent and well-supported retail parade. The location enjoys strong year-round footfall and is surrounded by independent occupiers, including shops, cafés, and services, appealing to a strong local customer base. St Marychurch is also a sought-after residential area with excellent transport links, making this property ideal for those seeking a home and income, an investment opportunity, or a small business base with living accommodation above.

DESCRIPTION

56 Fore Street is a mid-terraced mixed-use property comprising a ground floor retail unit and a self-contained two-bedroom maisonette above. The retail unit is currently occupied by a homewares business and provides approximately 32m² (344 sq ft) of trading space. It is let on a 3-year lease expiring in September 2026 at £550 per calendar month.

The residential accommodation, accessed via a separate entrance, is currently vacant. It comprises two bedrooms, separate living room and kitchen and benefits from a private, lawned rear garden bordered by mature trees and stone walls. While the flat is in a tidy condition, it offers scope for refurbishment to create a high-quality residential unit.

This property presents a rare opportunity for investors, owner occupiers, or those seeking a live-work arrangement in a desirable part of Torquay.

Ref No: 5333

£210,000 Freehold

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ACCOMMODATION

GROUND FLOOR

RETAIL

20' 6" x 19' 0" (6.24m x 5.80m) (max)

Gross Internal Area Approx. 32m² (344 sq ft).

Stairs from the back of the shop lead into a communal hallway and out to the garden, where there is a WC for the shop.

FIRST FLOOR

HALLWAY

With doors leading to:-

LIVING ROOM

14' 2" x 11' 1" (4.33m x 3.39m)

With door to:-

BEDROOM

9' 3" x 8' 1" (2.82m x 2.47m)

BEDROOM

10' 4" x 9' 4" (3.15m x 2.84m)

KITCHEN

7' 10" x 7' 0" (2.40m x 2.13m)

With a range of floor and wall mounted cupboards, inset sink and drainer, an electric oven and gas combi-boiler. A door leads to:-

BATHROOM

With a bath with shower over, airing cupboard and sink.

SEPARATE WC

EXTERNAL

At the rear of the property is a private walled garden with a lawned area, mature trees and a shed.

TENURE

Freehold, subject to the commercial lease and vacant possession of the residential.

RENT SCHEDULE

Retail Unit: Let to a homewares business.

Lease Term: 3 years from September 2023.

Passing Rent: £550 pcm / £6,600 per annum.

EPC

Both commercial and residential EPCs are awaited.

COUNCIL TAX

Flat - Band A.

BUSINESS RATES

2023 List: £10,000.

Business rates are paid by the tenant. This unit is eligible for 100% Small Business Rates Relief.

LEGAL COSTS

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

VIEWING

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

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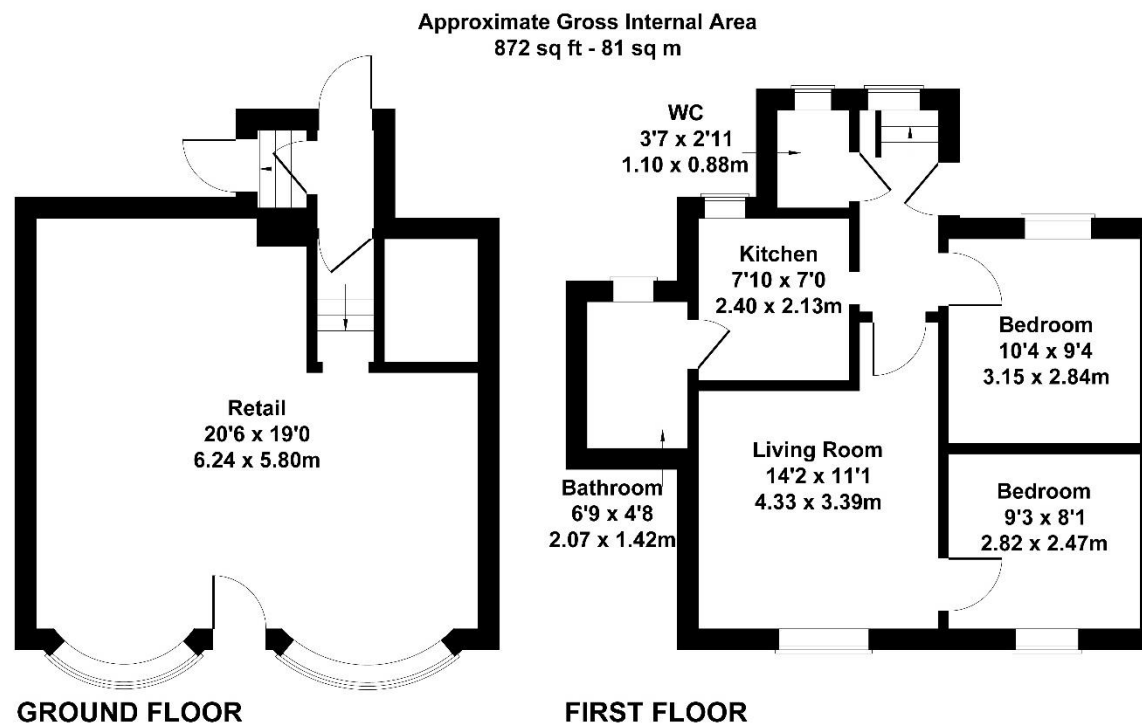


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www.bettesworths.co.uk
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Torquay
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