

7 Fore Street

Ref No: 5326

St. Marychurch, Torquay, Devon, TQ1 4PU



Commercial Investment Opportunity in the Heart of St. Marychurch Precinct

Currently Arranged as Ground Floor Retail & First Floor Office

Being Sold with Vacant Possession of the Ground Floor

Future Residential Conversion Potential of First Floor (Subject to Planning)

An Opportunity for Either Investor or Owner Occupiers in this Sought After Location

£185,000 Freehold

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LOCATION

The property is located at the lower end of the St. Marychurch Precinct in the St. Marychurch area of Torquay. This is a thriving commercial area with a superb selection of local independent and national businesses. Nearby occupiers include a selection of retailers, pubs and cafes, professional service occupiers, convenience stores and beauty operators. This is also a popular residential area. 7 Fore Street is located at the prime lower end of the pedestrianised precinct.

DESCRIPTION

The property comprises a ground floor lockup retail unit, with ancillary basement storage. Most recently this has traded as a florist but is being sold with Vacant Possession, giving investors an opportunity to relet on their own terms or owner occupiers the potential for trading from their own freehold shop.

The separately accessed and self-contained upper parts are currently arranged as an office. The offices are let on flexible terms. There is potential for formalisation of this arrangement with the tenant or for achieving Vacant Possession.

The first floor layout is as a residential flat and therefore, there is great potential for conversion back to residential use in future (subject to necessary planning consents).

The accommodation briefly comprises:-

GROUND FLOOR RETAIL

FRONTAGE

17' 6" x 24' 1" (5.33m x 7.33m)

REAR KITCHENETTE

9' 0" x 5' 7" (2.74m x 1.69m)

ANCILLARY ROOM

11' 3" x 10' 8" (3.43m x 3.26m)

WC & SHOWER ROOM

BASEMENT

Approx. 21.4m²

REAR YARD AREA

FIRST FLOOR

Accessed from a separate entrance on to Fore Street with hallway leading up to half landing.

SHOWER ROOM

With wash hand basin, WC and Shower.

KITCHEN

7' 3" x 11' 11" (2.2m x 3.64m)

FIRST FLOOR

OFFICE 1

12' 11" x 14' 5" (3.94m x 4.4m)

OFFICE 2

7' 10" x 13' 9" (2.38m x 4.2m)

OFFICE 3

14' 8" x 13' 8" (4.48m x 4.16m)

TENURE

The property is available freehold. This is with Vacant Possession of the ground floor shop and subject to the lease of the first floor.

We are informed that the first floor is let on an expired lease at a rent of £3,000 per annum, with a rolling two month mutual notice period.

RATEABLE VALUE

Ground Floor, 7 Fore Street	2023 List: £13,250.
First Floor, 7 Fore Street	2023 List: £4,700.

Please note this is not Rates Payable. Qualifying Small Businesses will be entitled to degrees of Small Business Rate Relief.

EPC RATING'S

7 Fore Street - C. (Expiring July 2032)

7A Fore Street - E. (Expiring September 2027)

VAT

We are informed that the property is not elected for VAT and therefore VAT is not chargeable on purchase price or rent at this time.

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.

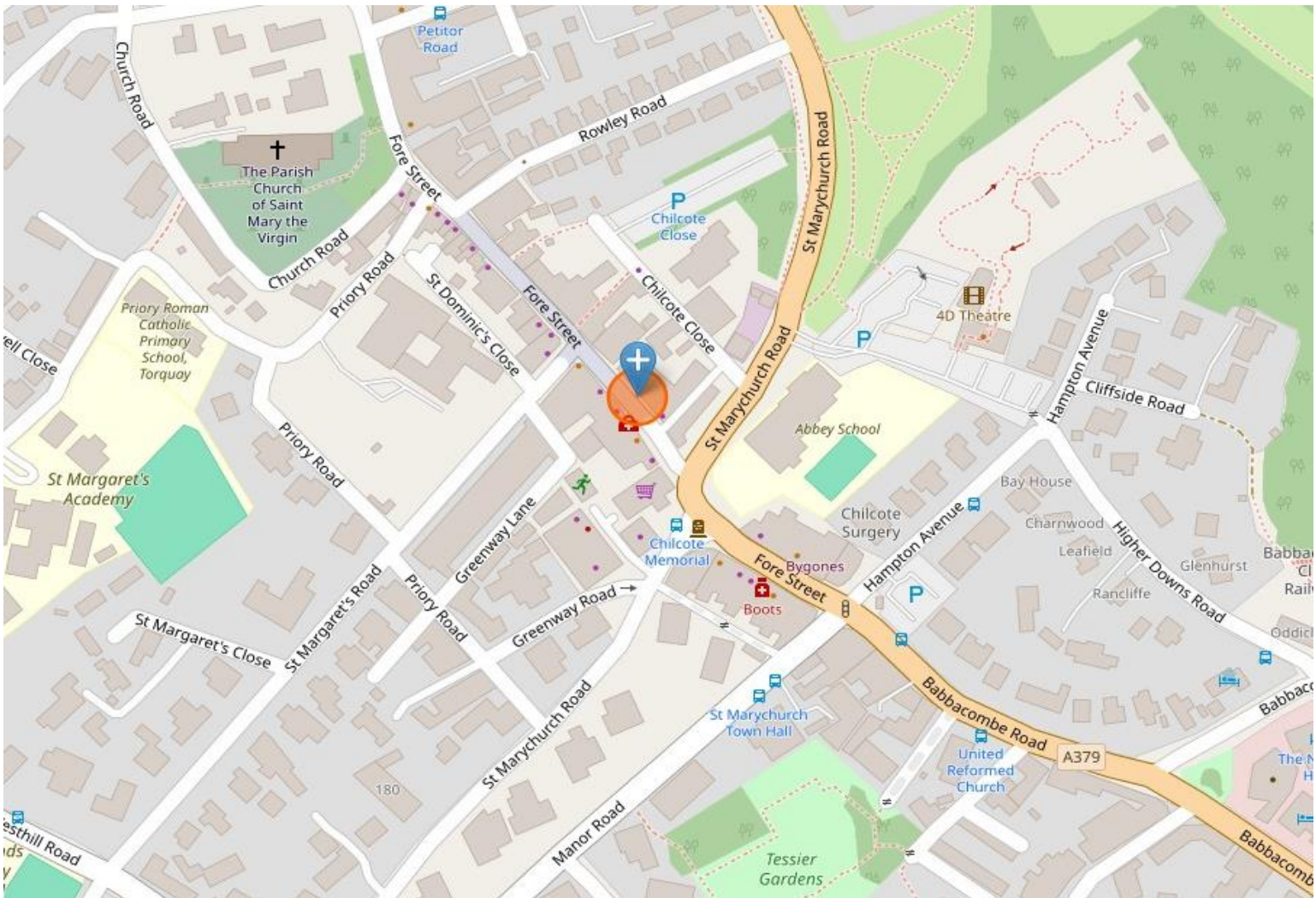
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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