

16 Lucius Street

Torquay, Devon, TQ2 5UN





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Mixed Use Investment Freehold For Sale
Comprising a 1-Bedroom Flat, Retail Unit and Storage Unit
All 3 Units Let Generating a Gross Rental Income of £21,000 Per Annum
Commercial Units Let on 3 Year Leases
Residential Flat Recently Renovated to a Good Standard

LOCATION

Lucius Street is a well-established, edge of town centre shopping parade in Torquay, South Devon. Lucius Street has a vibrant mix of independent occupiers including retailers, professional services and office users.

Being located close to the main town centre of Torquay, the seafront and the principle arterial routes of the town, Lucius Street is a very convenient trading location.

DESCRIPTION

16 Lucius Street is a mixed-use investment property, currently fully let. The property is comprised of a self-contained 1-bedroom flat on the top floor, retail/ office accommodation on the ground floor and a workshop/ storage unit on the lower ground floor.

The flat has been finished to a good standard for holiday accommodation purposes. The flat has now been let on an AST to a residential tenant.

The retail unit/ office has been let on a 3-year commercial lease. The lower ground floor workshop/ store is approximately 125m², with vehicular access via Scarborough Place. This unit has also been let on a 3-year commercial lease.

Ref No: 5310

£235,000 Freehold

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The accommodation briefly comprises:-

RETAIL/OFFICE UNIT

RETAIL/OFFICE

29' 3" x 13' 4" (8.91m x 4.06m)

REAR OFFICE

9' 7" x 8' 6" (2.93m x 2.60m)

KITCHENETTE

15' 5" x 8' 0" (4.70m x 2.44m)

WC

WORKSHOP/STORAGE UNIT

STOREROOM

10' 5" x 6' 9" (3.17m x 2.07m)

STOREROOM

24' 8" x 10' 6" (7.53m x 3.20m)

GARAGE

61' 11" x 17' 8" (18.87m x 5.39m)

With roller shutter door providing vehicular access from Scarborough Place. Space for up to 6 cars.

WC

RESIDENTIAL ACCOMMODATION

Access from Lucius Street.

HALLWAY

Stairs leading to:-

BATHROOM

8' 1" x 6' 2" (2.46m x 1.88m)

OPEN LIVING AREA

17' 11" x 13' 7" (5.45m x 4.13m)

With access out to a sun deck overlooking the rear of the property.

KITCHEN

13' 1" x 7' 5" (4.00m x 2.26m)

BEDROOM

12' 11" x 10' 3" (3.94m x 3.13m)

TENURE

Freehold subject to the 3 year commercial leases of the 2x commercial units and the AST of the residential unit.

PRICE

An asking price of £235,000.

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RENT SCHEDULE

Workshop/Store - £500pcm.

Retail/Office - £500pcm.

Flat - £750pcm.

UTILITIES

The property is connected to electric and water supplies. The commercial and residential unit share one water meter. Each unit is on an independent electric sub meter.

BUSINESS RATES

2023 List: £7,500.

Please note this is not Rates Payable. Parties needing further advice on the rates payable are advised to speak to the Agents, Bettesworths.

COUNCIL TAX

Band A.

EPC RATINGS

16 Lucius Street – C.

16a Lucius Street – E.

VIEWING

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

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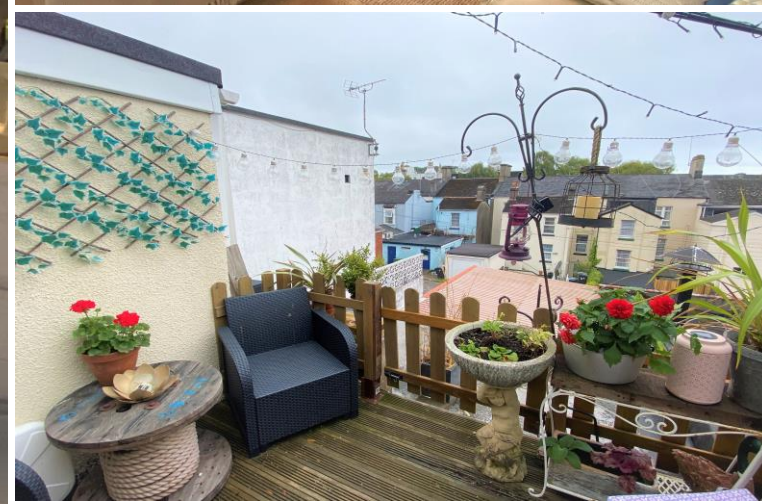


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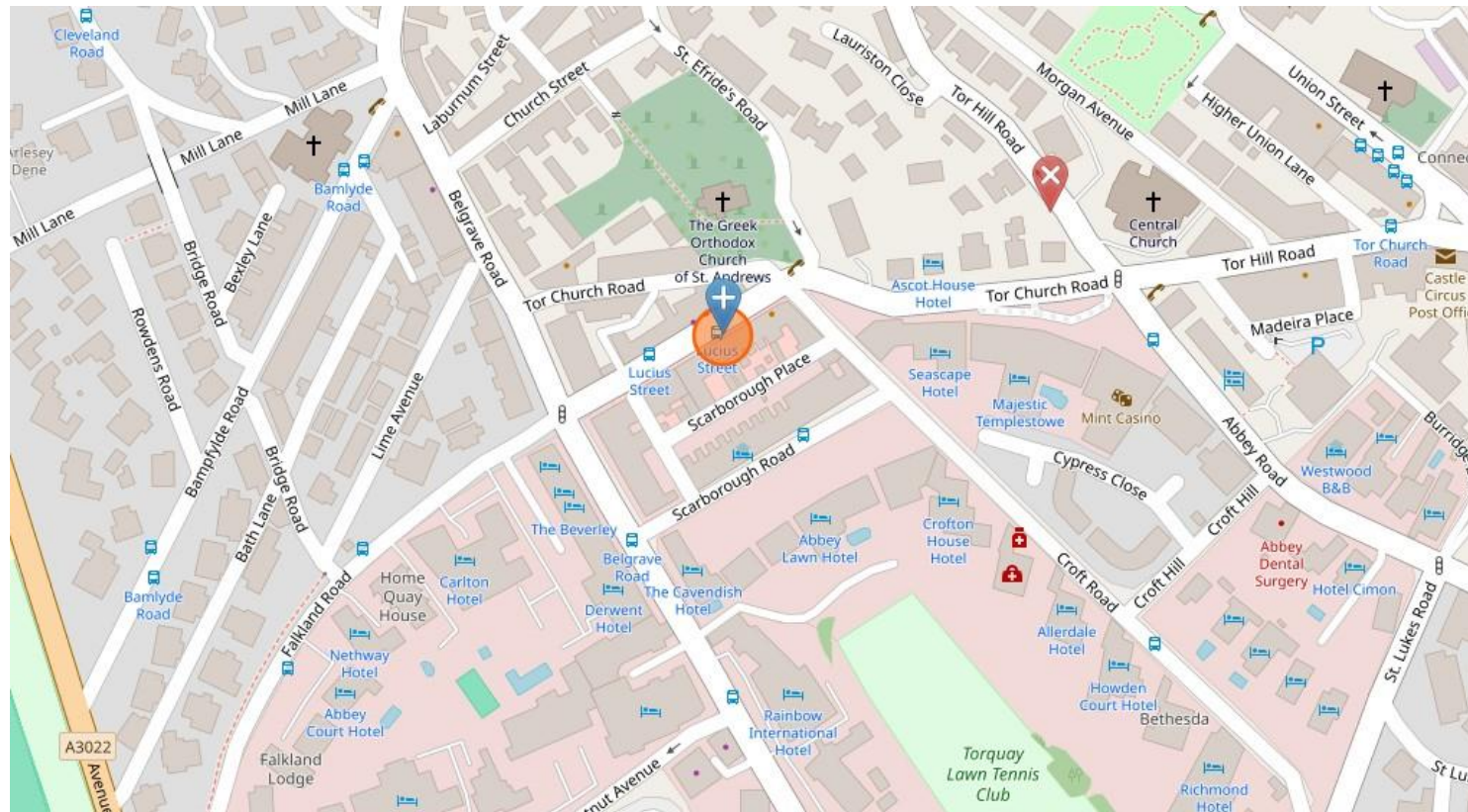
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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