

# 30 Roundhill Road

Ref No: 5321

Torquay, Devon, TQ2 6TH



## Purpose Built Ground Floor Commercial Unit

Net Internal Area of Approx. 629 sq ft (58.4 sq m)

Income Producing Investment Let Until November 2028

Passing Rent £11,500 Per Annum – Trading as a Hairdressers

Located in a Retail Parade with Parking to Rear

£130,000 + VAT Freehold

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## LOCATION

30 Roundhill Road occupies a position within a purpose-built retail parade situated in a predominantly residential area of Torquay. This location benefits from a strong and affluent surrounding residential catchment and local convenience shoppers.

The parade features a mix of national and independent occupiers including Co-op Food, Barnardo's, and several other local businesses. It is an ideal location for neighbourhood retail and services and would appeal to investors looking for secure income in a well-established trading position with local amenities and schools nearby.

## DESCRIPTION

The property is a ground floor commercial premises forming part of a retail parade with flats over. Constructed with a contemporary retail frontage, the unit offers well-proportioned retail or office accommodation extending to approximately 629 sq ft (58.4 sq m) on a net internal basis. The unit is currently let on a commercial lease providing an excellent investment opportunity. The premises benefit from independent electricity and water connections, and there is estate-managed communal parking located to the rear of the property for both customers and occupiers.

## ACCOMMODATION

The unit is approximately 629 sq ft (58.4 sq m). Arranged as a hairdressing salon by the current tenant.

## TENURE

The property is available on a new 999-year long leasehold interest, subject to the existing commercial tenancy.

## TENANCY

Let on a 10-year commercial lease expiring November 2028.

Passing Rent: £11,500 per annum.

## SALE PRICE

£130,000 + VAT.

## BUSINESS RATES

2023 List: £9,000.

**Please note this is not the rates payable amount.** The current tenant is responsible for any rates payable.

## VAT

The property is elected for VAT.

## LEGAL COSTS

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

## EPC RATING D

## VIEWING

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



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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