



Fore Street

St. Marychurch, Torquay

£215,000 Freehold

- FREEHOLD INVESTMENT OPPORTUNITY
- GROUND FLOOR COMMERCIAL SHOP
- 2 BEDROOM MAISONETTE
- REAR COURTYARD
- CHURCH VIEWS
- POPULAR SHOPPING PRECINCT
- HEALTHY INCOME FROM ESTABLISHED TENANT
- CLOSE TO BABBACOMBE DOWNS
- EPC'S - TBC

An opportunity to purchase a FREEHOLD INVESTMENT COMPRISING A COMMERCIAL GROUND FLOOR SHOP and RESIDENTIAL MAISONETTE ABOVE. The property is set at the top of the pedestrianised shopping precinct and currently generates a rental income of £11,760 per annum from an established tenant. A rear courtyard provides pedestrian access onto St Dominics Close behind, with an attractive view of the Catholic Church.

St Marychurch has retained a vibrant village ambiance with strong demand for both commercial and residential property. The precinct and direct area offers comprehensive amenities from wide range of shopping, cafe's, pubs and eateries to selection of Churches and medical centres. Torquay's Golf Club and access onto the scenic South Devon Coast Paths are also both found on nearby Petitor Road.

Fore Street

St. Marychurch, Torquay, TQ1 4LX

OWNERS' INSIGHT

"The property has provided a sound investment for us over twenty years, with both units consistently let and always proving strong demand when a change of tenancy occurs. St Marychurch is always a popular place to live and work for so many reasons, retaining a real community spirit, and we have no doubt new owners will continue to experience a healthy yield and capital growth."

STEP INSIDE

The GROUND FLOOR SHOP PREMISES comprises an open plan space, currently used as a barber shop with prominent window frontage. Connecting doors previously connected the residential maisonette, and potentially could be reopened if required. A rear door leads out to the rear courtyard with WC utilised by the shop.

The MAISONETTE has its own access from the rear off St Dominics Close where a pedestrian gateway leads to the courtyard. A private entrance door opens to an initial lobby, leading through to the hall with storage cupboard and turned staircase rising to the main living space. The BATHROOM is positioned on the half landing with white suite of bath, basin and WC, window and storage cupboard. Stairs continue to the main landing. The generous SITTING/DINING ROOM has two windows overlooking Fore Street. The

KITCHEN/DINING ROOM enjoys one of the finest views toward the neighbouring Church. The staircase continues to the second floor with MAIN BEDROOM being a large double with two windows facing Fore Street, and a further double bedroom with open view toward the Church.

STEP OUTSIDE

A courtyard garden is positioned to the rear with gated pedestrian access leading to St Dominics Close. Store adjoining the WC and further timber shed.

GENERAL INFORMATION

LETTING AGREEMENTS - We understand the commercial shop is currently let at £6,060 per annum/£505 pcm, and the residential maisonette let at £6,840 per annum / £570 pcm, both on 5 year terms ending on 17/9/2024.

COUNCIL TAX BAND - B (Maisonette)

RATEABLE VALUE 2017 List - £4,750 (Shop). 100% Small Business Rate Relief available to qualifying small businesses. All enquiries to Torbay Council.





OUR AREA

St Marychurch is one of Torquay's most desirable districts, with its bustling 'village' ambience where a host of shops, cafes and restaurants can be found. The famous Model Village and the stunning Babbacombe Downs with funicular railway taking passengers to and from the shingle beaches of Oddicombe and Babbacombe are also close at hand.

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV - TQ1 4LX. The property stands at the top of St Marychurch precinct directly opposite the Happy Apple supermarket.

The Old Town Hall
 Manor Road
 St Marychurch,
 Torquay TQ1 3JS

SALES

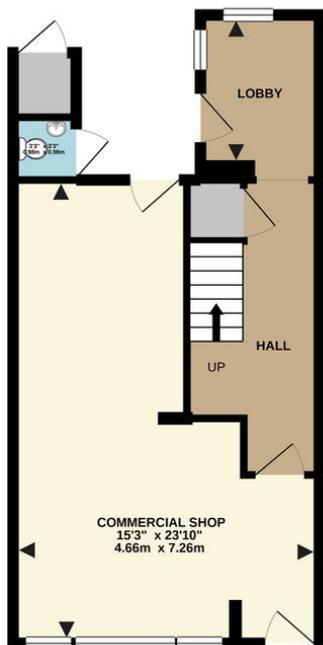
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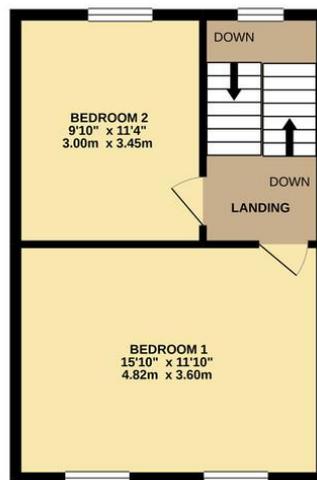
GROUND FLOOR
 442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
 429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
 374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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