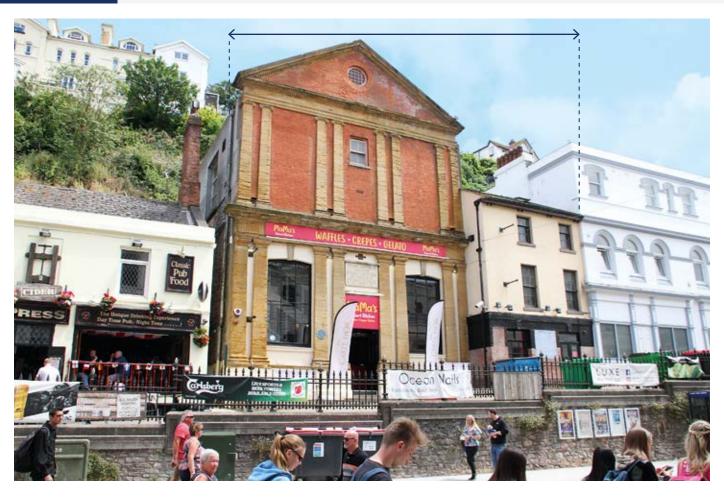
7 Braddons Hill Road West, Torquay, Devon TQ1 1BG



SITUATION

Occupying a prominent trading position within the heart of the prime town centre retail pitch, overlooking the Fleet Walk Shopping Centre, close to branches of **The Edinburgh Wooden Mill, Lloyds Bank, Santander, Tesco Metro, TK Maxx, Sports Direct** and many others. Torquay is a popular coastal resort, dubbed the 'English Riviera', situated on the south coast of Devon approximately 18 miles south of Exeter and 28 miles east of Plymouth.

PROPERTY

A substantial partly **Grade II Listed** double building comprising a **Ground Floor & Mezzanine Dessert Parlour Restaurant** with a separate front access to **4 Self-Contained Flats** planned on the first & second floors all with Gas CH.

TENANCY

The entire property is let on a full repairing and insuring lease to **C. Solecki, C. Henley & L. Poulier as a Dessert Parlour** for a term of 5 years from 1st February 2018 at a rent of £35,000 per annum exclusive.

Note 1: We are informed that the tenant sub-lets the 4 flats on individual ASTs at rents totalling around £22,000 p.a.

Note 2: The tenant has spent a substantial amount fitting out the ground & mezzanine floors.

ACCOMMODATION

Ground Floor Restaurant
Gross Frontage 52'11"
Internal Width 48'6"
Restaurant Depth 44'3"
Built Depth 58'11"

Restaurant Area Approx 1,925 sq ft Store Area Approx 575 sq ft

Disabled WC

Mezzanine Restaurant

Area Approx. 1,300 sq ft

Male & Female WC's

First Floor Flat A

2 Bedrooms, Living Room, Kitchen, Bathroom/WC (GIA Approx. 545 sq.ft)

First Floor Flat B

1 Bedroom with Kitchenette, Bathroom/WC (GIA Approx. 445 sq.ft)

Second Floor Flat C

1 Bedroom, Living Room, Kitchen, Shower/WC (GIA Approx. 440 sq.ft)

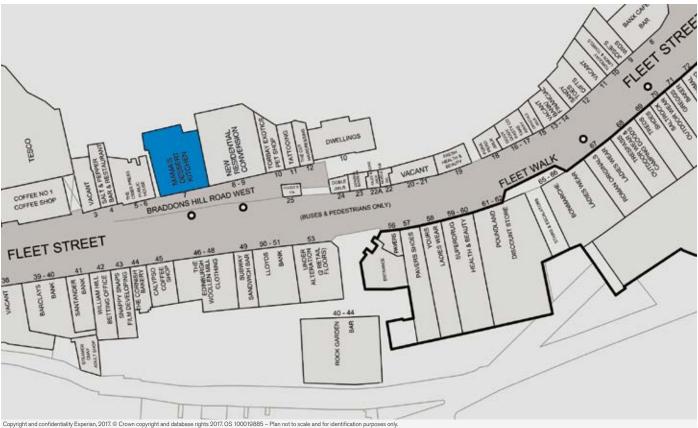
Second Floor Flat D

1 Bedroom, Living Room, Kitchen, Shower/WC (GIA Approx. 440 sq.ft)

VAT is applicable to this Lot

FREEHOLD





£35,000

Vendor's Solicitors

John Lane & Co Tel: 020 8950 1782 Ref: John Lane Email: info@jslane.co.uk