



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. Poulter 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
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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

***Reserve below £300,000**

Gross Yield 11.7%
6 week completion



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Vendor's Solicitors

John Lane & Co

Tel: 020 8950 1782 Ref: John Lane

Email: info@jlane.co.uk

£35,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page