



SITUATION

Located within this established local parade serving the surrounding residential area being approximately 2 miles from Torquay Town Centre. Torquay is a popular coastal resort situated on the south coast of Devon approx. 22 miles south of Exeter and 32 miles east of Plymouth.

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An end of terrace building comprising a **Ground Floor Shop/Office** with separate front access to a **Self-Contained 3 Bed Flat** on first and second floor levels. The property benefits from a side garden and rear yard with parking for 2 cars.

In addition, the property benefits from use of a rear service road allowing vehicular access for unloading.

Refer to the Auctioneers for the video tour of the flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop/Office	Gross Frontage 27'4" Internal Width 19'4" Shop Depth 15'7" Built Depth 40'8" WC	Acess Employment SW Ltd (Employment/ Recruitment Office)	For a term from 12 th January 2024 to 1 st February 2030	£6,000	IRI Rent Review & Tenant's Break 2027. £2,000 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom/WC Plus External Store	Individual(s)	Periodic Tenancy	£9,000	
				Total: £15,000	

£15,000 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Rocco Kay**

Vendor's Solicitors

Burnetts
Tel: 01228 552 222 Ref: Jessica Quigley
Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior of Shop/ Office