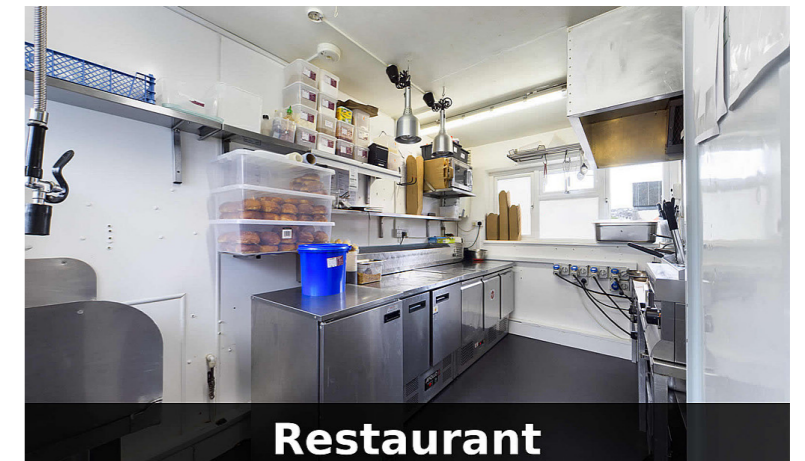




Restaurant



Restaurant



Ridgewater

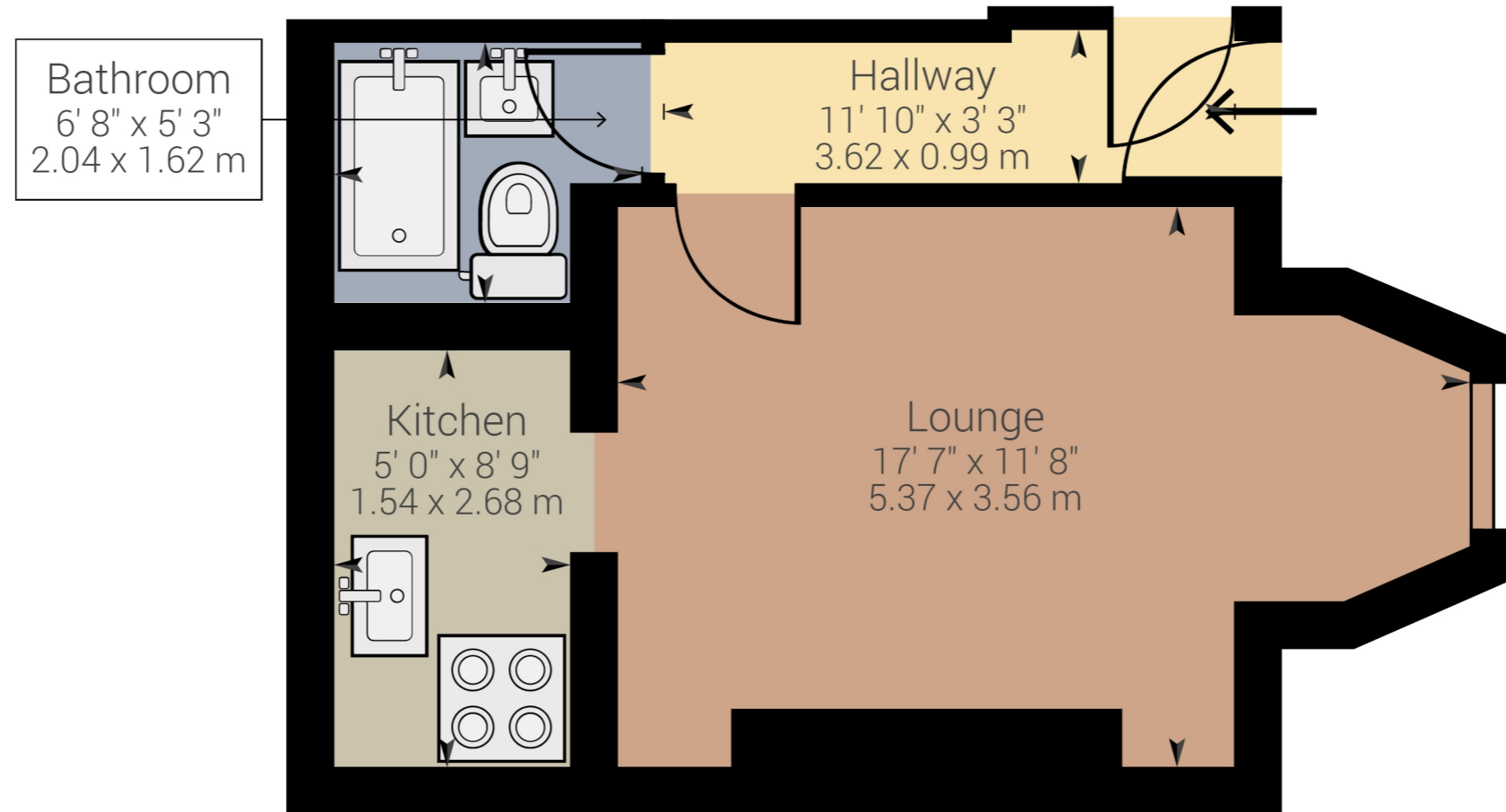
Local • Independent • Experts

Block of flats for Sale in Abbey Road, Torquay

£350,000

FLOOR PLAN

Basement Flat



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

FLOOR PLAN

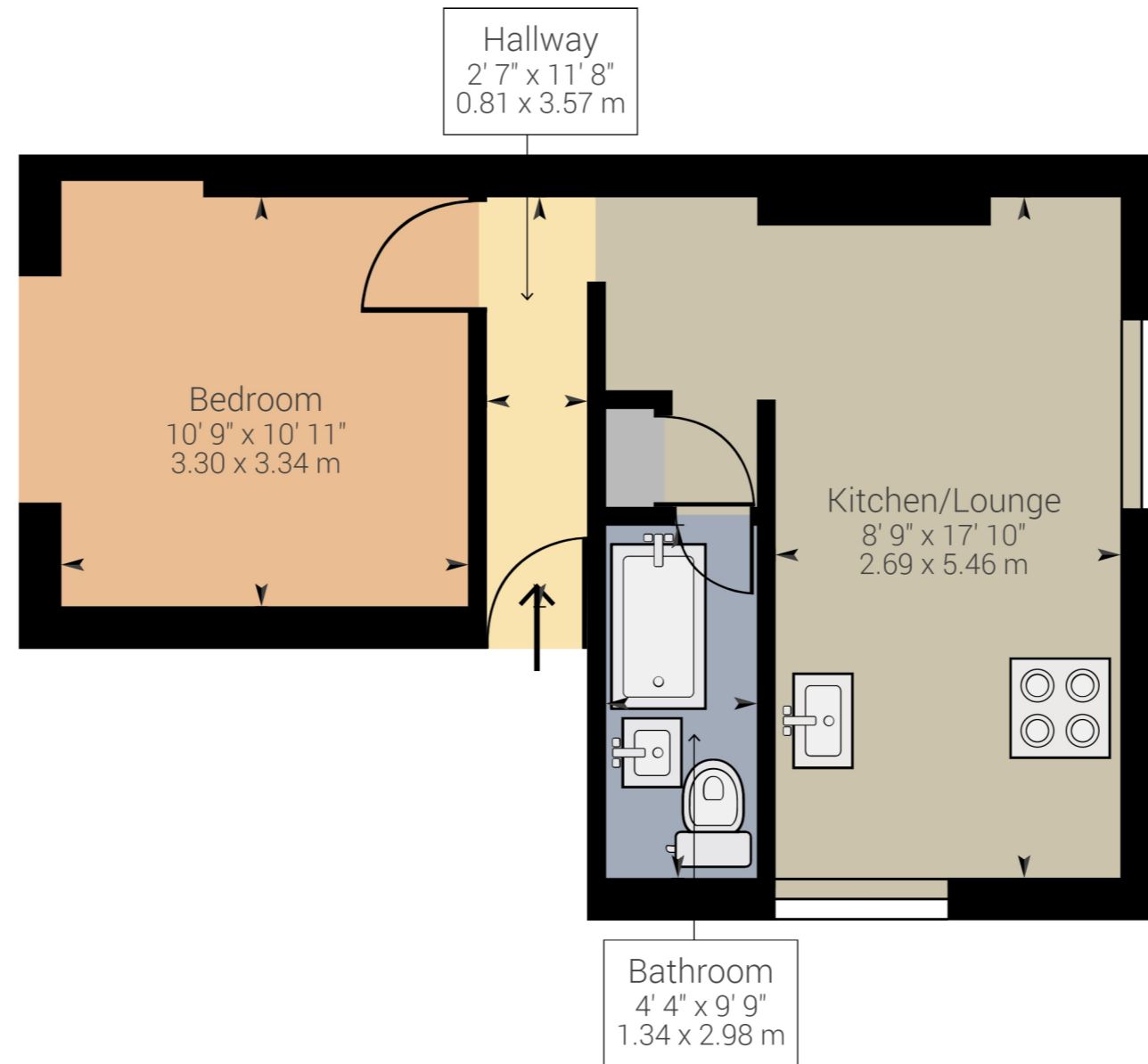
Commercial Premises



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

FLOOR PLAN

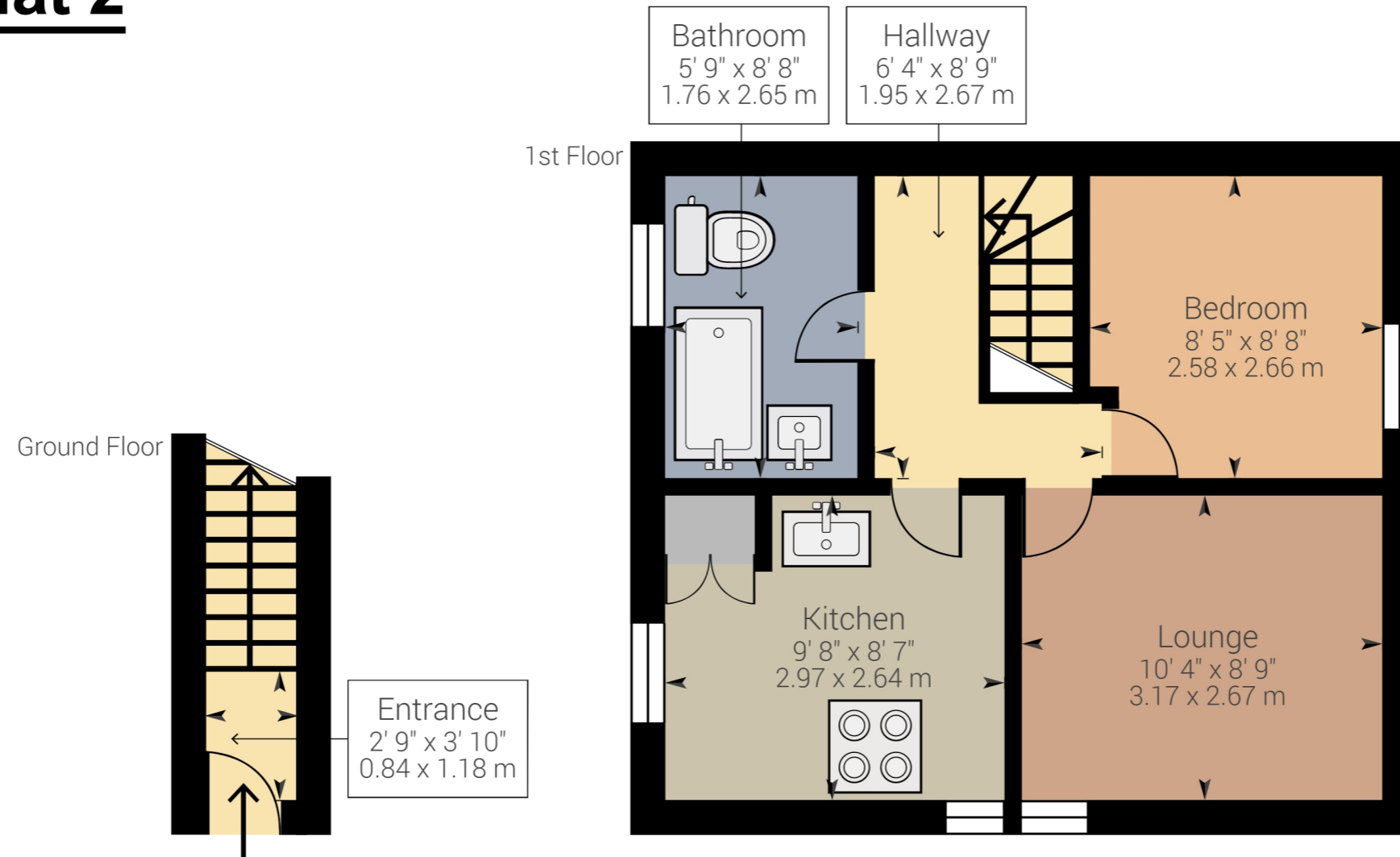
Flat 1



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

FLOOR PLAN

Flat 2



Approximate net internal area: 370.74 ft² / 34.44 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

DESCRIPTION

INVESTMENT PROPERTY NEW TO MARKET: Call to view this investment property comprising of three residential flats & one commercial premises. The property is earning an annual income of approximately £28,000 with potential to increase & offering a return of around 8%.

Large end-terraced four-storey investment property made into three residential flats and one commercial premises currently let as a restaurant. Providing off-street parking for up to 5/6 cars.

Approximate yearly income of around £28,000 with the potential to increase.

The property is conveniently located near to the shops on Abbey Road which leads to the town centre and amenities.

Accommodation

Basement Flat - Studio (Tenanted at £450 pcm)

Accessed from the rear of the property through a double glazed door. Recently renovated. Studio flat comprising of a carpeted hallway with storage cupboard, carpeted lounge/bedroom which leads to kitchen area with cooker, bathroom off of hallway, electric heating.

EPC=D, Council tax band=A.

Flat 1 - One bedroom (Tenanted at £550 pcm)

Accessed from the rear of the property via an external metal staircase to the first-floor which leads to shared access to both Flat 1 & 2. One bedroom flat comprising

of carpeted hallway, double bedroom, open plan lounge/kitchen and bathroom, electric heating.

EPC=E, Council tax band=A.

Flat 2 - One bedroom (Tenanted at £550 pcm)

Accessed from the rear of the property via an external metal staircase to the first-floor which leads to shared access to both Flat 1 & 2. Recently renovated. Entering flat 2, stairs lead to second-floor. One bedroom flat comprising of carpeted stairs & hallway, double bedroom, separate lounge & kitchen, bathroom, electric heating.

EPC=E, Council tax band=A.

Commercial Premises - (Tenanted) (£780 pcm)

Accessed from the front of the property via public entrance or side access for the proprietor. Commercial premises currently let and operated as a restaurant.

Consisting of large seating dining area for patrons extending from the front of the property to the rear with separated counter/till area for staff, commercial kitchen area, W/C, hallway which leads to basement with large storage room.

Outside:

Large driveway with side access to the commercial premises, driveway extends to the rear of the property with space for 5/6 cars.

General

Tenure: Freehold

Income: Approximately £28,000 per annum.

VAT: All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish any VAT implications before entering into any agreement.

PHOTOS





Paignton Office

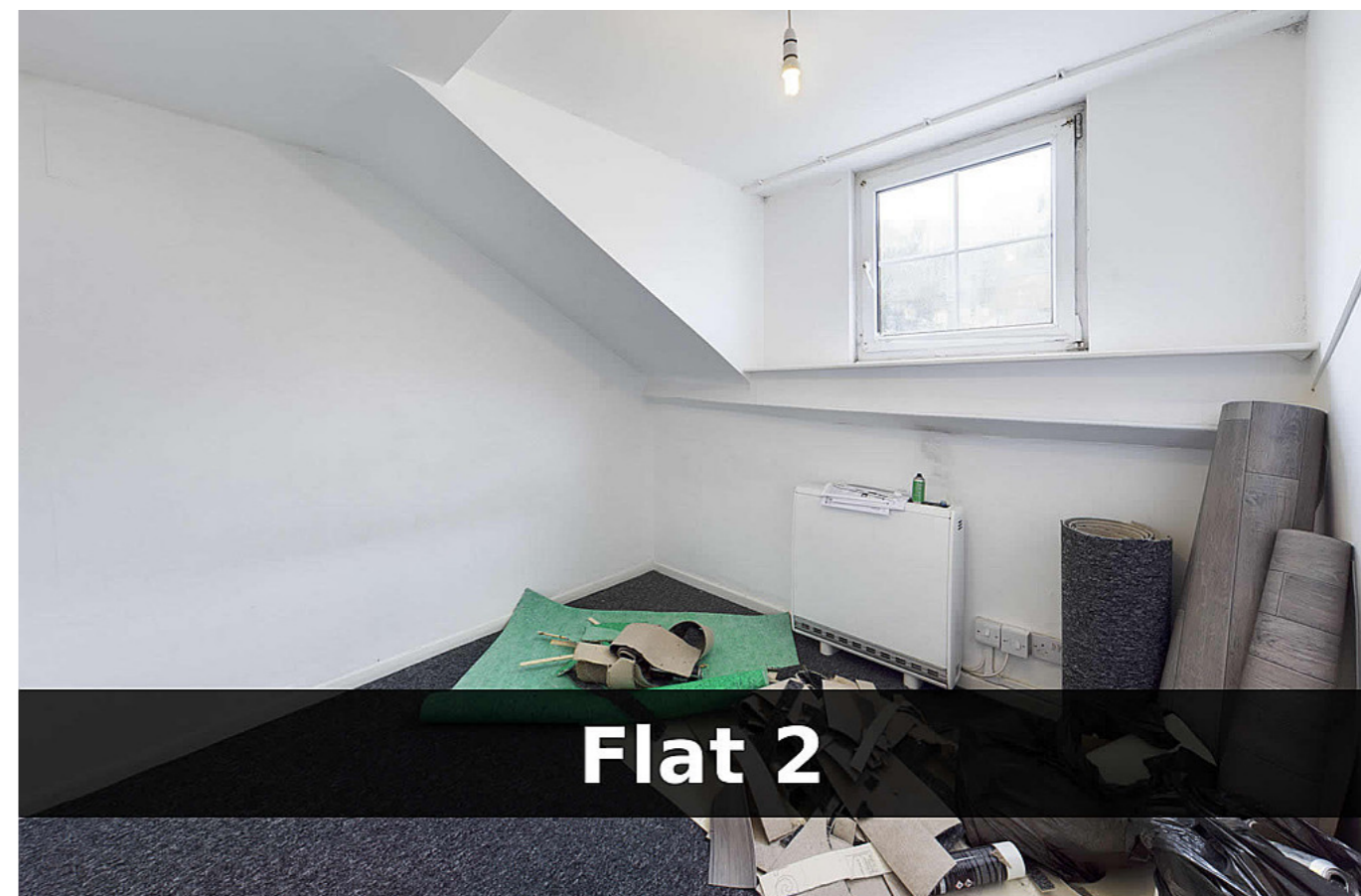
Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

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Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.