



1-5 Fore Street, St Marychurch, Torquay, TQ1 4PU

A Prime Retail/Residential property in St Marychurch precinct Torquay

Of interest to Investors/developers and owner occupiers

Guide price £ 550,000

**WAYCOTTS**  
Established 1878

# 1-5 Fore Street, St Marychurch, Torquay, TQ1 4PU

**Ground Floor retail area approx. 154.30m<sup>2</sup> (1660sqft) + Storage 55.32m<sup>2</sup> (596sqft) with 7+ bedrooms above**

## Location and Description

Commanding an excellent position at the entrance to the favoured suburban pedestrianised shopping precinct close to Cooperative and Sainsbury local Supermarkets, and which boasts a variety of retail traders servicing this popular residential district.

The building has for many years traded as a traditional hardware retailer who is now relocating elsewhere in Torbay. These substantial premises readily divide and planning consent was recently granted under application number P/2020.0404 to provide two retail units and two good sized apartments over. The vendors believe that there would be scope to enhance the residential element utilising surplus storage areas subject to varying the current consent. For the owner occupier this generous accommodation is rarely found in such a location.

**Accommodation:** See floor plans

**Tenure:** Freehold with vacant possession

**EPC:** B (45)

**Rateable Value:** £24,000

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

**Legal Costs:** Each party to be responsible for their own legal costs incurred.

**Viewing:** Strictly by prior appointment contact **01803 403060**



The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

T: 01803 403060

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.