



Prominent Shop Premises 172.97m<sup>2</sup> (1861 sq ft) in Popular Parade **TO LET/FOR SALE**  
15 Lucius Street, Torquay, Devon, TQ2 5UW G/F Sales 48.6m<sup>2</sup> (523 sq ft)  
Office + Storage 42.57m<sup>2</sup> (458 sq ft) Basement Storage 81.8m<sup>2</sup> (880 sq ft)

**WAYCOTT'S**  
Established 1878



# 15 Lucius Street, Torquay, TQ2 5UW

## Location

A vacant lock up shop premises occupying a prominent central position in this popular busy secondary trading location close to the town centre which has previously traded as an off licence/general store and until recently as offices and store for an events business.

The property benefits from a floor to ceiling aluminium framed glass frontage incorporating a single pedestrian door leading into an open plan retail area with ancillary office, storage and WC to the rear.

## Accommodation - Shop

Width approx. 5.39m (17' 8")

Depth approx. 9.55m (31' 3")

Ground Floor Sales 48.6m<sup>2</sup> (523 sq ft)

## Office & Rear Storage Areas

42.57m<sup>2</sup> (458 sq ft)

## Basement

81.8m<sup>2</sup> (880 sq ft)

W.C

**Total 172.97m<sup>2</sup> (1861 sq ft)**

## Terms

Available on a new lease at a length to be agreed with an asking rent of **£10,000 per annum**.

*Internal photographs taken from library stock*



# 15 Lucius Street, Torquay, TQ2 5UW

## Freehold Sale

The owner may consider the sale of the whole property which includes a self contained 3-bedroom maisonette currently let and producing £550pcm **Guide Price £250,000.**

Alternatively, the owner may consider a sale of a long ground lease of the shop and basement only at a peppercorn rent. Further details on request.

## Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

## Rates

Rateable value £9,400 as at 1<sup>st</sup> April 2023 taken from Valuation Office Agency website.

## EPC - D

## 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

Viewing by appointment only please by contacting  
[property@waycotts.co.uk](mailto:property@waycotts.co.uk)

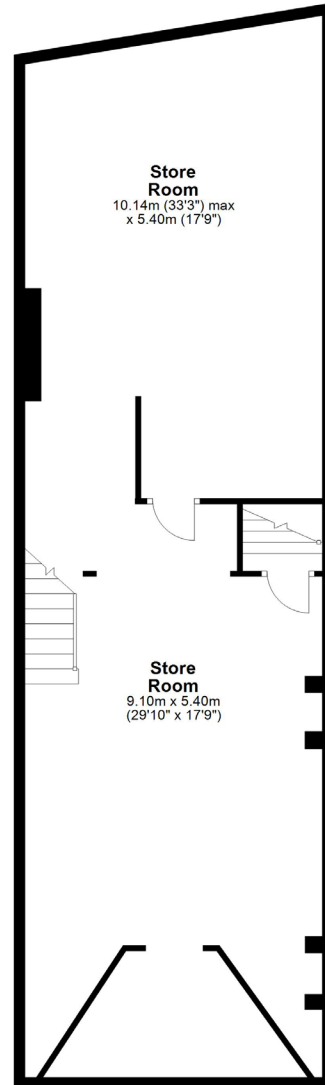
or  
01803 403060





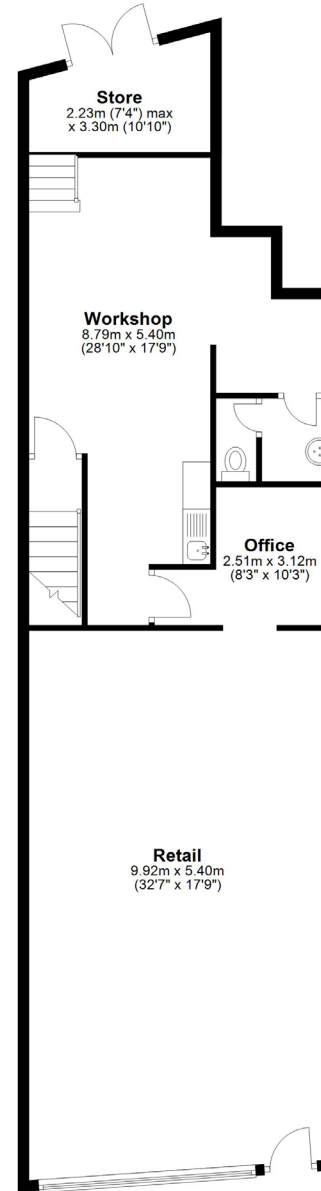
### Lower Ground Floor

Approx. 101.8 sq. metres (1095.6 sq. feet)



### Ground Floor

Approx. 101.3 sq. metres (1089.9 sq. feet)



Total area: approx. 203.0 sq. metres (2185.5 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.