



Drovers home hardware ...your local store

Est. 1917

83 Fore Street

St. Marychurch, Torquay, Devon, TQ1 4PY



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Substantial Mixed-Use Freehold Investment in Heart of St Marychurch For Sale After 40 Years

Net Retail Internal Area Approx 115m² (1,237 sq ft)

Two Double Bedroom Flat Over - Currently Let at £750 PCM

Potential for Further Residential Development of Rear Areas (Previous Consent Granted)

LOCATION

The property is located on the very popular and vibrant St Marychurch Precinct in Torquay. The Precinct is a long established home to many diverse, independent businesses from retail, services, professional services, catering and leisure. The Precinct serves not just the immediate local vicinity but also attracts shoppers and visitors from further afield, as well as being popular with tourists visiting Torquay.

DESCRIPTION

The property comprises a large ground floor retail unit, notable for having traded as Drowers Ironmongers for many years.

Over the retail accommodation, separately accessed from Fore Street and totally self-contained, is a large two double bedroom flat, which is currently let at a rent of £750 per calendar month.

Accessed from the rear of the property are further first floor store rooms. These have previously had consent to be converted to residential or could be adapted using the rear of the retail unit to create multiple units or a house, subject to necessary consents.

Ref No: 4384

£1 65,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR LOCK UP RETAIL SHOP

Approximately 115m² (1,237 sq ft)

With **STORE & WC**

The shop is offered with Vacant Possession.

83A FORE STREET - 2 DOUBLE BEDROOM FLAT

DOUBLE BEDROOM

DOUBLE BEDROOM

BATH & SHOWER ROOM

KITCHEN

LIVING ROOM

ROOF TERRACE

Currently let to a long-term tenant at a rent of £750 per calendar month.

UNCONVERTED STORES

To the rear of the property, accessed from Rowley Road is an existing store which has potential to be converted to residential accommodation. Likewise, the rear of the ground floor retail unit has potential for residential conversion, either separately to the above or as part of a larger single two storey dwelling.

This potential is subject to necessary consents, although we are informed by our client that residential consent has been granted over this area in the past. We have not confirmed the extent of this consent.

BUSINESS RATES

The commercial element has the following Rateable Value:-

2026 List: £9,500.

Please note this is not Rates Payable. Qualifying Small Businesses will be eligible for 100% Small Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX

83A Fore Street - A.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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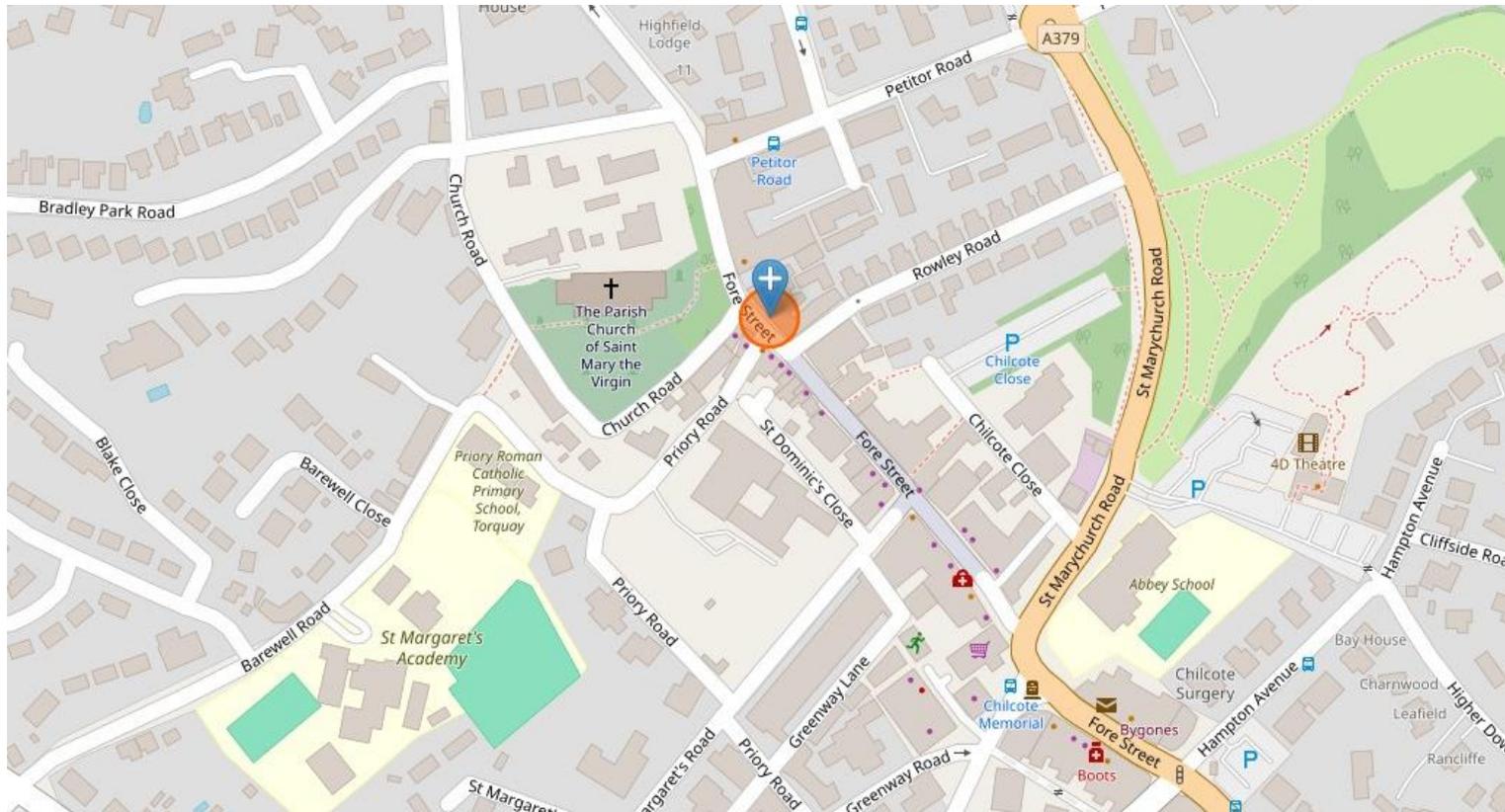
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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