Bettesworths

# 18 Lucius Street

Ref No: 4726

Torquay, Devon, TQ2 5UN

## Retail Showroom/Office/Commercial Premises in Vibrant Lucius Street

Internal Area: 166m$^2$ (1,790 sq ft)

Currently Arranged as Retail Showroom on Ground & First Floor, with Stores & Ancillary Accommodation

Open, Adaptable Space with Great Potential to Add Value

For Sale By Public Auction By 30th October 2025

## £85,000+ Plus Fees Freehold

Interested in this property?
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3 Generations
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**SALE BY PUBLIC AUCTION**
The property is to be sold by auction by our Joint Auction Partners, Clive Emson.

LOT - 79 AUCTION - 261 - THREE STOREY COMMERCIAL PROPERTY IN POPULAR LOCATION

Auction Ends: 30th October 2025.

**LOCATION**
Lucius Street is a well established, edge of town centre shopping parade in Torquay, South Devon. Lucius Street has a vibrant mix of independent and national occupiers including retailers, financial service providers and catering outlets.

Being located close to the main town centre of Torquay, the seafront and the principle arterial routes of the town, Lucius Street is a very convenient trading location.

**DESCRIPTION**
18 Lucius Street comprises a retail fronted showroom property, currently arranged with open retail areas at ground and first floor level, with storage accommodation at lower floor.

The ground floor retail area has a central feature oak staircase creating a galleried trading space at first floor level. This accommodation would be suitable for continued retail use or ideal for professional services/office users as well.

At first floor level there is access up to a good size unconverted loft space.

There is an element of additional accommodation to the rear of the first floor that is in poor condition and requires repair or demolition. It is recommended that interested parties have conversation with Bettesworths and our client regarding this area.

The lower ground floor, which is level to Scarborough Place at the rear comprises 3 usable storerooms.

Notably, the Garage to the Rear of 18 Lucius Street is also currently on the market (Ref: 5356), presenting a potential opportunity for developers or investors looking for an expanded or complementary project.

**TENURE**
The property is being sold Freehold with Vacant Possession. Please note that we are also marketing 18 Lucius Street on a freehold basis. This property is separately owned.

**SERIVCES**
We are informed that mains water, gas and electricity are connected to the property.

**BUSINESS RATES**
2024 List: £8,200

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to contact the agents for further information on business rates.

**LEGAL COSTS**
Each party are to be responsible for their own legal costs incurred in any transaction.

**EPC RATING D**

**VIEWING**
Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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Torquay, Devon, TQ2 5UN

**www.bettesworths.co.uk**
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



**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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