



 **TORQUAY**
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MOMENTUM
FEMALE EXERCISE AND NUTRITION SPECIALISTS
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 **TAM'S**
FITNESS
PERSONAL TRAINING • GROUP FITNESS

141 St Marychurch Road

Torquay, Devon, TQ1 3HW



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**Very Well Managed Mixed Use Investment Property
Situated in Popular Trading & Investment Location
Comprising Retail Unit (Gymnasium), a 2 Bed Flat & a Studio Flat
Studio Flat with Storage Unit & Parking to the Rear
Current Income £26,700 Per Annum**

LOCATION

The property is located on St. Marychurch Road in the Plainmoor parade of shops. This area is a thriving trading location, serving the densely populated local residential area. Nearby occupiers include Domino's Pizza, Morrisons Daily and Lidl Supermarket. The area benefits from free on street parking immediately outside. It is a popular trading and investment location. There is also a convenient place for tenants to live.

DESCRIPTION

The property comprises a ground floor lock up retail unit, which has recently been subject to extensive and high-quality refurbishment to provide an exclusive female training and nutrition centre. This unit has the benefit of a rear parking space and rear access from a service lane.

The large 2 bedroom residential apartment is accessed independently through a glazed door at street level at the front of the property and the accommodation is arranged over first floor level.

The rear studio flat is accessed from the back of the property via a short, galvanised steel external staircase.

There is a further, independently occupied store to the rear.

Ref No: 5263

Asking Price of £300,000 Freehold

Interested in this property?

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The accommodation briefly comprises:-

141 ST. MARYCHURCH ROAD

A ground floor lock up retail unit. Net Internal Area of approx. 67m² (721 sq ft).

Trading as Momentum - a female exercise and nutrition specialist and superbly presented throughout. The shop has a private allocated parking space to the rear.

141A ST. MARYCHURCH ROAD

A spacious, self-contained two bedroom residential apartment with independent electricity, gas and water supply.

141B ST. MARYCHURCH ROAD

Independently accessed studio apartment at first floor level, with independent water and electricity supply.

REAR STORE

A rear store accessed from the service lane, which is let on an informal basis at a rent of £1200 per annum.

TENURE

The property is being sold Freehold, subject to the Occupational Tenancies.

141 St. Marychurch Road is let under a 6 year lease from 23rd September 2024.

The tenant has the option to determine the lease at the third anniversary, by giving not less than 6 months prior notice.

The tenant has Internal Repairing and Shop Front Repairing liabilities and is liable to contribute 50% of the annual Property Owner's Insurance Premium.

The annual passing rent is £9,900 per annum, with a RPI linked Rent Review at the third anniversary.

141A St. Marychurch Road is let under an Assured Shorthold Tenancy at a rent of £775 pcm.

141B St. Marychurch Road is let on an Assured Shorthold Tenancy at a rent of £525.00 pcm.

The store is let at a rent of £1,200 per annum.

Total rents reserved £26,700 per annum.

EPC'S

141 St. Marychurch Road - Awaited.

141A St. Marychurch Road - C. (Expires December 2033).

141B St. Marychurch Road - C. (Expires December 2033).

Store - Exempt.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Interested parties are requested to be mindful and respectful of all tenants ongoing occupation.

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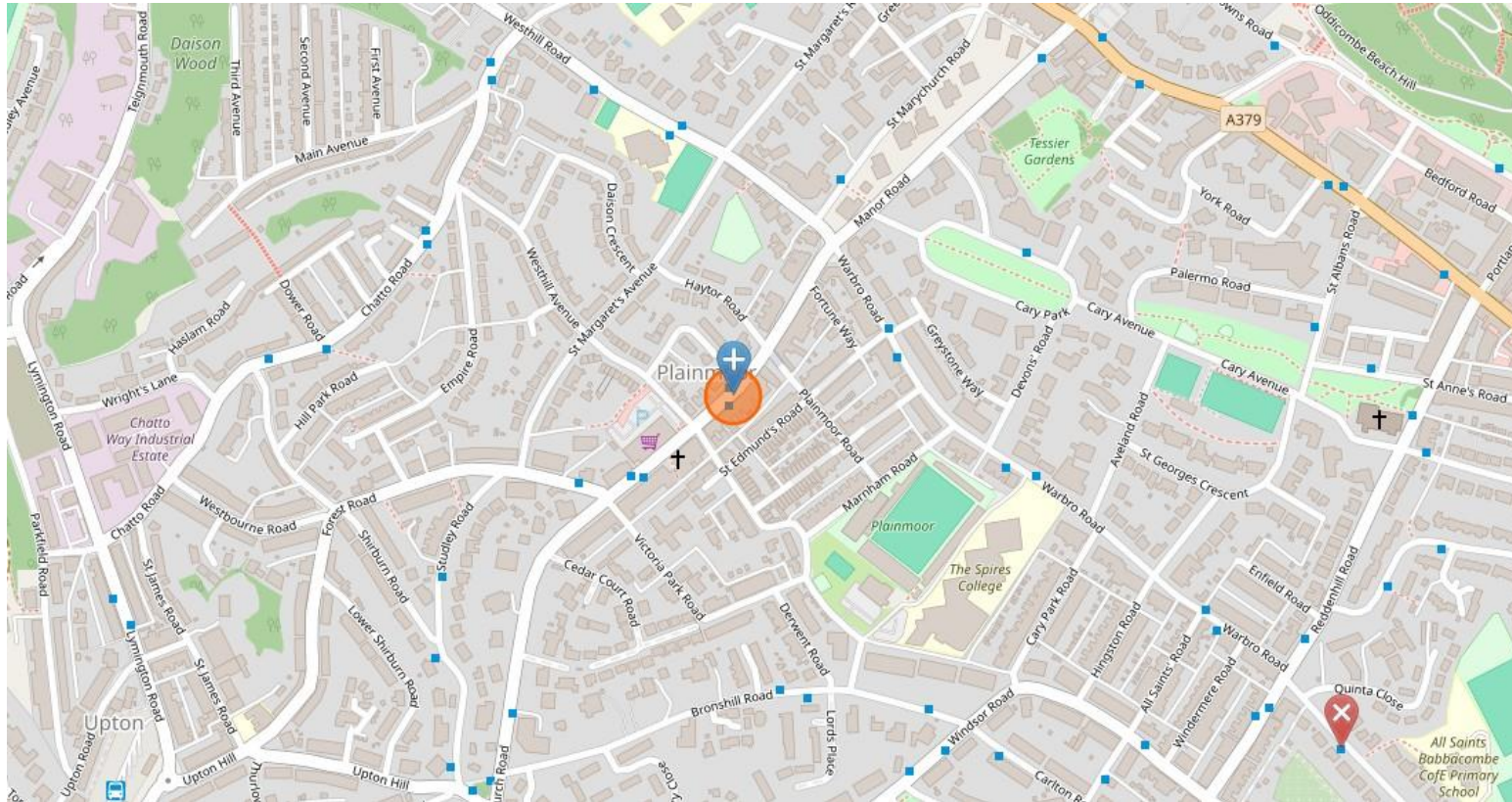
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any 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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