

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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Shop Investment For Sale

Asking Price £85,000



112 Torquay Road, Paignton, Devon TQ3 2AH

**Paignton 0.4 miles; Torquay 3 miles; A38 Devon
Expressway 20 miles (distances approximate)**

First Peninsula Commercial Reference Number: FPC0147

LOCATION

The property is situated opposite a level crossing within a parade of shops, on the busy Torquay Road, within a 5 minute walk of central Paignton. A filling station is situated opposite the property and the surrounding area is predominately residential.

DESCRIPTION

The property comprises a ground floor mid-terrace lock up shop.

ACCOMMODATION

Retail Area

Double doors opening into seating / serving area with range of commercial appliances and counter with display unit to one side. Wash hand basin. Maximum dimensions 4.89m deep by 5.02m wide. Extends to approx 22.23 square metres (239.19 square feet). Door to:

Preparation Area

Maximum dimensions 1.82m deep by 3.16m wide. Extends to approx 5.62 square metres (60.47 square feet). Door to:

Cloakroom

WC and wash hand basin.

Rear Store/ Preparation Area

Maximum dimensions 2.42m deep by 2.90m wide. Extends to approx 6.57 square metres (70.69 square feet).

LEASE TERMS

The shop is to be shortly let under a new lease agreement for a term of 12 years with 3 year upwards only rent review provisions. Initial annual rent £6,500 exclusive of rates and outgoings.

In addition, a ground rent of £5 per annum is receivable from the upper floor flat, which is not part of this sale.

USE

The permitted use is as a hot food takeaway.

LEGAL COSTS

Each party to pay their own legal costs relating to this transaction.

SERVICES

We understand mains gas, water, electricity and drainage are available. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition.

DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.

BUSINESS RATES

It is the proposed purchaser's responsibility to fully satisfy themselves and verify the business rates payable by contacting the local authority. The shop has a Rateable Value of £2,600 according to the Valuation Office website.

LOCAL AUTHORITY

The relevant local authority is Torbay Council, Town Hall, Castle Circus, Torquay, Devon TQ1 3DS. Tel: 01803 201201. The website is www.torbay.gov.uk

VAT

All rent prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities. **We are informed by the vendor that VAT is not payable on this property.**

Energy Performance Certificate

The vendor will make an EPC available to the prospective purchaser.

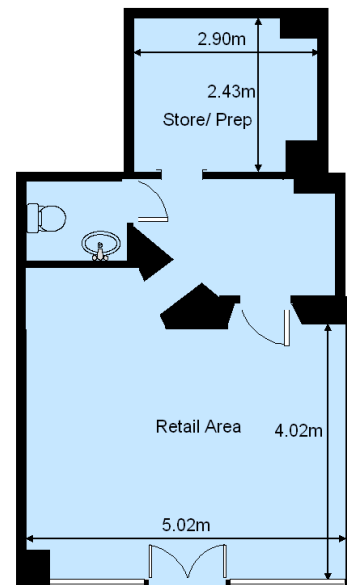
VIEWING

Viewings will be by appointment only through the selling agent First Peninsula Commercial. Tel: 01548 854455.

FIXTURES AND FITTINGS

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

FLOORPLAN



For illustrative purposes only