

INDUSTRIAL
OFFICE
RETAIL

FOR SALE

WORKSHOP / STORAGE PREMISES CENTRALLY LOCATED CLOSE TO TOQUAY TOWN CENTRE

Totalling approximately 70 sq.m (762 sq.ft)

(Agents Note – The property does not include the parking in front of the building)

THE WORKSHOP, ERIN YARD, OFF EAST STREET TORQUAY, DEVON, TQ2 5SD



This property comprises a useful storage / workshop building located in a convenient position just off east Street in the centre of Torquay. The 2 storey premises have recently been improved and part converted to a workshop / storage on the ground floor with an office on the first floor. This conversion project has not been completed and therefore is in need of finishing.

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SITUATION AND DESCRIPTION

Erin Yard is located close to Torquay Town Centre, accessed from East Street through a shared archway. The premises have been used as a Builders Store in the past, but most recently were being converted to use as a store / workshop on the ground floor with an office on the first floor. The premises are therefore adaptable and suitable for a variety of potential uses.

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay (The English Riviera) with a resident population of over 120,000 which is boosted significantly over the summer months with the influx of Tourists to the coastal resorts. Torquay town centre is within an easy drive from the area with ease of access to the recently upgraded A380 Kingskerswell Bypass linking Torquay to Newton Abbot and then Exeter which links to the M5 motorway. Torquay's Railway Station offers connections to Exeter and London Paddington, with Exeter offering an International Airport and Plymouth a ferry port sailing to France and Spain.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows.

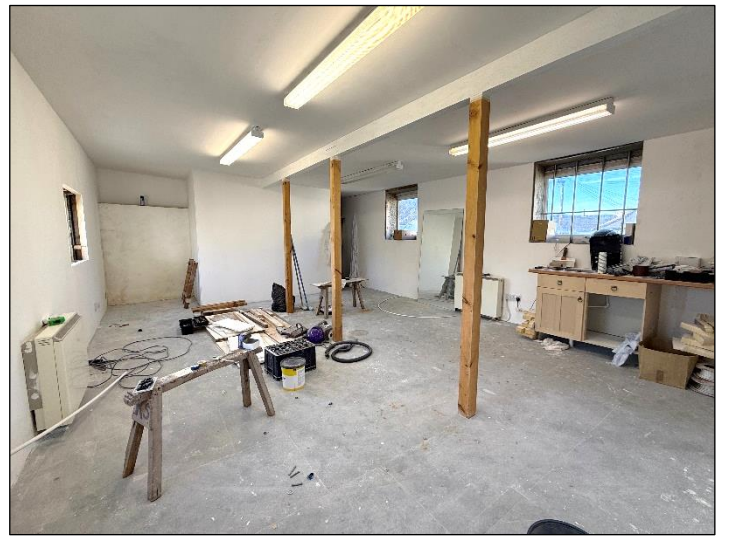
Ground Floor Store **7.51m x 4.70m (24'8" x 15'5") max**
Useful storage area. Boarded walls. Racking to one wall. Power and lighting as fitted. Door to front courtyard. Stairs to first floor.

Toilet

Low level WC suite with wash hand basin.

First Floor

7.50m x 4.70m (24'7" x 15'5") max
4 windows. Strip lighting and power as fitted. 2 night store heaters (Not connected). Kitchen base unit with worktop and inset stainless steel sink unit with single drainer.



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EXTERNALLY

The property does not have any parking allocated to it, with on road limited stay parking available in East Street and a public car park off Teignmouth Road.

PRICE AND TENURE

Offers are sought in the region of £47,500 for the freehold of this economical storage / workshop building with vacant possession on completion. The premises are ideally suited to an owner occupier, or an investor to rent out.

BUSINESS RATES

Rateable Value: - £ 6,400 (2023 valuation)

A reduction in the Business Rates payable of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this discount, please contact Torbay District Council (01803 201201)

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in the purchase.

COMMERCIAL EPC

An energy performance Certificate has been obtained for the premises, a copy is available opposite, or a full version is available to download from the web site. The rating is:- E 123

SERVICES

Mains water, drainage and electricity are available. Interested parties are encouraged to make their own enquiries with the relevant service providers.

VAT

We understand that VAT is not chargeable on the sale price on this occasion.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0837)



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Energy performance certificate (EPC)

The Workshop Ernie's Yard East Street Torquay TQ2 5SD	Energy rating E	Valid until: 2 March 2032
		Certificate number: 5498-6167-2754-3163-4287

Property type: B1 Offices and Workshop businesses
Total floor area: 76 square metres

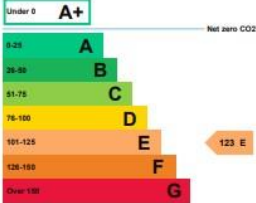
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

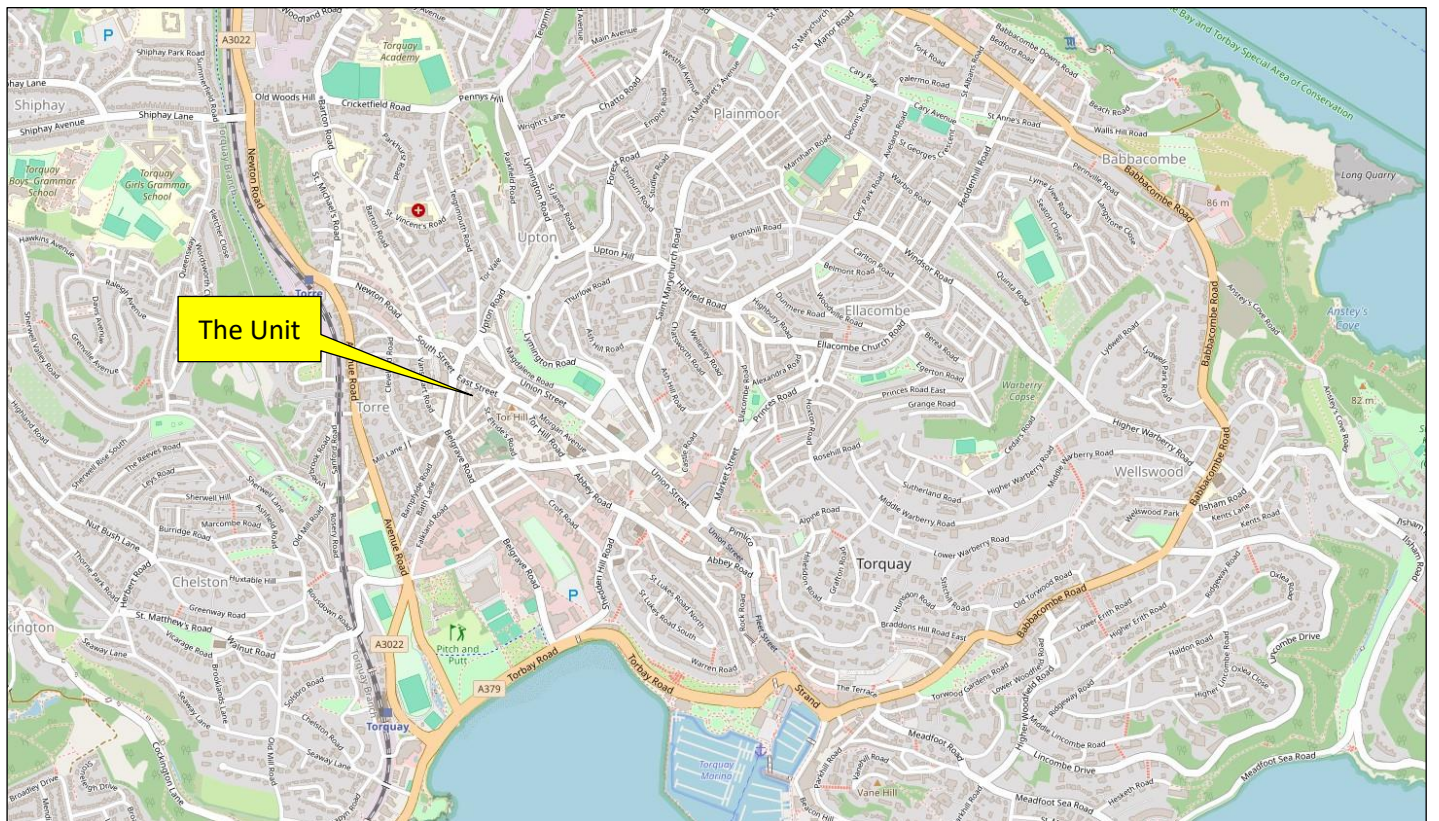
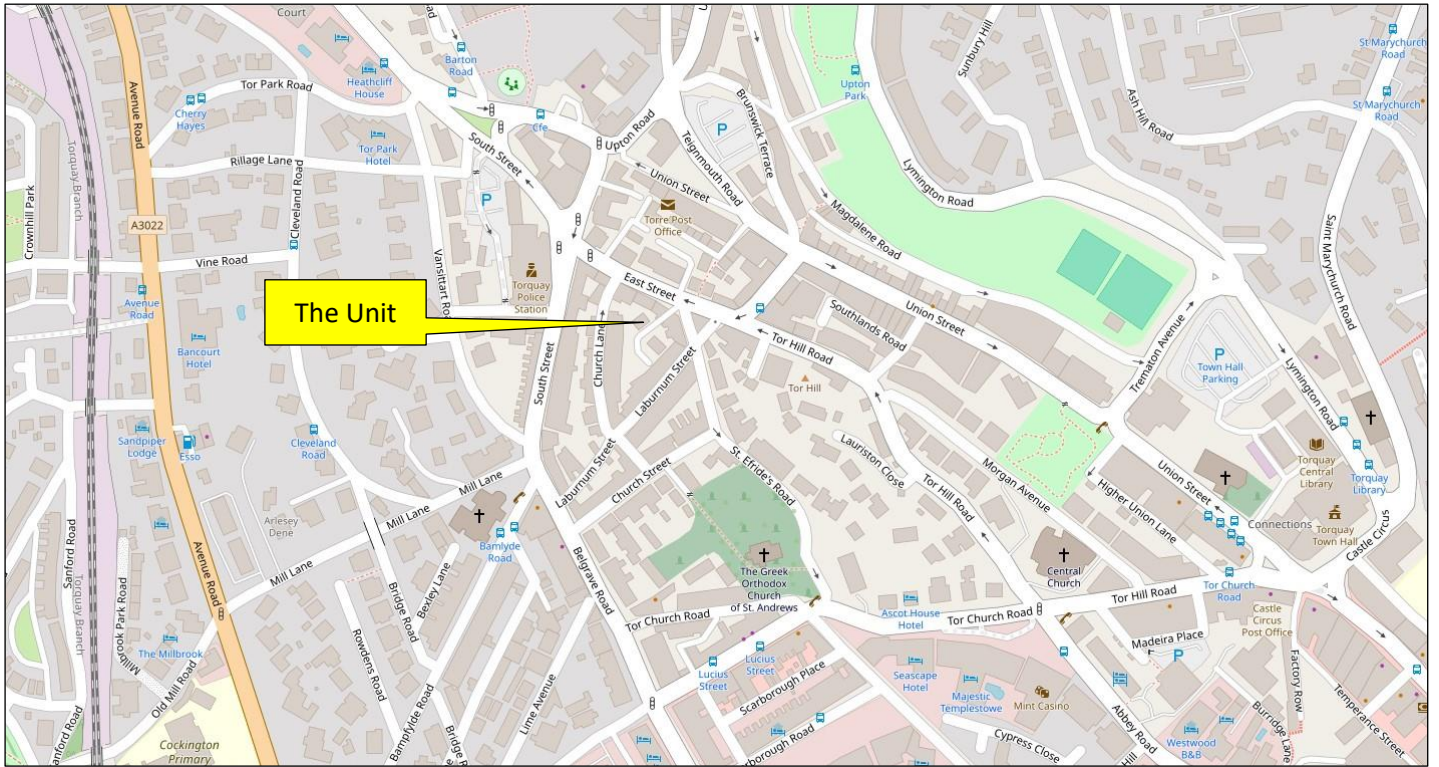
If newly built	36 B
If typical of the existing stock	106 E



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.