



Retail in TQ1

Market Street, Torquay, Devon, TQ1 3AF

£215,000 Starting Bid

Property features

- ✓ High-Yield Investment
- ✓ Prime Torquay Location
- ✓ HMO Licensed & Occupied
- ✓ Professional Retail Frontage
- ✓ Commuter Convenience

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

A powerhouse addition to any portfolio, this versatile freehold asset combines a prime retail frontage with a fully licensed, 6-bedroom HMO above. Situated in the heart of Torquay, this property offers a "turn-key" solution for investors looking for multiple, established income streams.

The Commercial Element (Ground Floor)

The street-level retail unit provides a steady anchor. Currently operating under a 12-month agreement (commenced June 2024), it produces an annual return of £4,800 PA.

Principal Shop Floor (8.25m x 4.46m): A high-specification fit-out with a prominent glazed frontage on Market Street.

Ancillary Space: Includes a rear lobby with storage, a dedicated Kitchenette (3.33m x 3.06m), and a versatile Private Office/Treatment Room (3.19m x 2.13m) plus WC.

Business Rates: 2023 Valuation is £5,600; the unit is eligible for 100% Small Business Rate Relief through Torbay Council.

The Residential HMO (Upper Floors)

Spanning the first and second floors with a private street-level entrance, this fully occupied 6-bedroom HMO generates a combined monthly income of over £2,880 PCM.

First Floor:

Room 5 (3.86m x 3.42m): Spacious double with a private En-suite (£520 pcm).

Room 4 (5.69m x 3.88m): Grand front-facing double (£606 pcm).

Room 3: Comfortable double with wash hand basin (£505 pcm).

Facilities: Modern communal shower suite with electric towel rail.

Second Floor:

Social Hub (3.80m x 4.18m): A well-appointed, dual-cooker kitchen and communal dining area.

Room 1 (3.65m x 2.82m): Quiet rear double (£411.66 pcm).

Room 2 (4.00m x 2.86m): Bright front double (£411.66 pcm).

Room 6 (2.94m x 2.85m): Double room with front aspect (£430 pcm).

Facilities: Additional communal shower room and separate guest WC.

Please note we have not inspected this property.

Price: Starting Bid £215,000

Property Type: Retail

Business Type: Hairdressers

Parking: None

Location

Town Centre Convenience: Located just a 2-minute walk from Union Square Shopping Centre and the new NHS Diagnostic Centre.

Transport Links: Approx. 25-minute walk to Torquay Train Station for direct links to Exeter and London Paddington.

Lifestyle: Moments from Torquay Harbour, the Marina, and the vibrant cafes of the English Riviera.

Accommodation

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Tenure

Freehold, title number DN110759

Council tax

19a - Band A

EPC

Ratings D and E, full reports available upon request.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Market Street, Torquay, Devon, TQ1 3AF

Contact your local branch today for more information on this property:

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