

Aaron Fox

FOR SALE

PRIME INVESTMENT OPPORTUNITY SITUATED ON TORQUAY HARBOURSIDE

Ground floor Wine Bar with offices on three floors over

**3 - 4 VAUGHAN PARADE
TORQUAY
DEVON**



A prime investment opportunity located on the much sought after Torquay harbour side. The property comprises on the ground floor a wine bar which is currently tenanted, with 3 floors of offices over with vacant possession. The property is available as a whole or a sub division would be considered.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

Aaron Fox

SITUATION AND DESCRIPTION

The property is situated in Vaughan Parade, directly over looking the harbour area. This is a prime location for the bar premises, and a central and convenient location for the upper floor offices. These have until recently been occupied by a local firm of solicitors, but are now vacant. The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay, with Torquay being the principal town. Torquay has prospered and developed into a famous international holiday resort, whilst still retaining its popularity as a select residential and retirement area. The town boasts an extensive range of recreational and sporting facilities, being particularly noted for its warm climate, safe bathing and two picturesque harbors in the centre of the town, the Torquay Marina, the English Riviera Centre, and the Fleet Walk Shopping Development.

Communications are excellent, with the Cathedral City and County Town of Exeter (21 miles distant) offering further educational, recreational and retail facilities, plus access to the M5 motorway, linking to London and the Midlands via the motorway network. There is a regular Intercity rail service from Torquay to Paddington (approximately 3.5 hours) with regular National and European flights from Exeter Airport, and a cross channel ferry service from Plymouth (35 miles distant) to northern Brittany and Spain.

ACCOMMODATION

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

VAUGHAN'S WINE BAR

Situated on the ground floor of the premises, formerly three shops, which have been combined with entrances from Vaughan Parade and Palk Street.

The property is let on 3 coterminous leases for a term of 25 years from 1991 at a current rent of £42,500 pax

OFFICE ACCOMODATION

Entrance door from Vaughan Parade leading to a lobby with staircase to:

FIRST FLOOR – MEZZANINE LEVEL:

Reception: 6.02m x 4.97m (19'9" x 16'3")

Board / Meeting Room: 5.69m x 3.69m (18'8" x 12'1")

W.C.:

FIRST FLOOR

Landing: off which is:

Office 1: 5.64m x 4.86m (18'6" x 15'11")

Office 2: 3.66m x 3.33m (12' x 10'11")

Office 3: 3.59m x 4.82m (11'9" x 15'9")

Office 4: 2.19m x 4.79m (7'2" x 15'8")

Office 5: 2.04m x 3.48m (6'8" x 11'5")

Office 6: 3.38m x 3.66m (11'1" x 12")

SECOND FLOOR – MEZZANINE LEVEL:

Office 7: 4.69m x 5.59m (15'4" x 18'4")

Office 8: 4.90m x 5.59m (16' x 18'4")

SECOND FLOOR

Landing: off which is:

Office 9: 1.93m x 3.65m (6'4" x 11'11")

Office 10: 3.66m x 3.25m (12' x 10'8")

Office 11: 3.69m x 4.87m (12'1" x 15'11")

Office 12: 3.74m x 4.86m (12'3" x 15'11")

Office 13: 3.36m x 3.75m (11' x 12'3")

Office 14: 2.03m x 4.83m (6'7" x 15'10")

Kitchen: 2.05m x 3.45m (6'8" x 11'3") fitted with sink unit and work surface and storage cupboards.

THIRD FLOOR

Landing: off which is:

Office 15: 5.79m x 3.50m (18'11" x 11'5")

Office 16 / Meeting Room: 6.95m x 5.81m (22'9" x 19')

Ladies and Gents W/C's

TENURE

The premises are held on a lease from Torbay Council for a term of 150 years from the 25th of March 1991 at a rent of £1 pa.

PRICE

Offers are invited upon a guide price of £695,000 for the long leasehold interest, subject to and with the benefit of the tenancy on the ground floor wine bar.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment only with the joint agents, for the attention of Tony Noon (07831 273148) Ref (0424)

Aaron Fox


Bettesworths

Email: tn@aaronfox.co.uk
Tel : - 01392 204303

stephen@bettesworths.co.uk
Tel : - 01803 212021

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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 AARON FOX 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 AARON FOX 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 AARON FOX. All rentals and prices are exclusive of VAT where applicable.