



**19 Market Street, Torquay, Devon, TQ1 3AF**

Retail going concern with profitable 6 bedroom HMO in central location.

**Guide Price £240,000 + SAV**

**WAYCOTTS**  
Established 1878

# 19 Market Steet, Torquay, Devon, TQ1 3AF

## Guide Price £240,000 + SAV

### Situation & Description

Waycotts are pleased to offer to the market this individual retail going concern with a 6-bedroom HMO investment property providing a healthy investment yield. The retail unit is presently trading as a licensed adult shop.

The property is located in Market Street Torquay a busy mixed commercial and residential area just off the main high street being Union Street

### Accommodation

Retail Unit  
Presently trading as a licensed adult shop comprising.

Main retail area 8.34m X 4.47m

Glazed entrance door with large floor to ceiling glazed window with obscured glass, service counter with shelving under and small recess area being shelved to side. Retail area being open plan with spotlighting to ceiling. Door to:

Rear Hallway  
Under stairs cupboard and gas meter.

Staff Kitchen- Store room  
L shaped room 3.43m x 5.04m narrowing to 1.42m in kitchen area. Irregular shaped room presently used as store and kitchen, range of open shelving, counter top with inset sink and base units under, electric water heater. Night storage heater, fire exit door to side.

Cloakroom.  
Ladies and gents W.C wash basin.

HMO letting accommodation accessed via separate road side entrance door.

Entrance hall to entrance lobby with fuse board and fire alarm board, door to inner hall stairs rise to first floor.

Room 5 L shaped room 3.86m x 3.42m  
Double room, window to side, electric panel heater.  
En suite shower room with wash basin and W.C

Communal shower room:  
Shower cubicle, W.C, washbasin, electric towel rail.

Half landing electric panel heater

Room 3 3.64m X3.69m  
Double room, window, washbasin, electric panel heater.

Second Floor landing

Communal Kitchen 3.80m x 4.18m  
Well-appointed kitchen diner, range of matching base and wall unit 2 built in electric cookers with filter canopy hoods over, inset sink, appliance space, built in store cupboard, windows to side.

Communal shower room  
Comprising shower cubicle, W.C and wash basin, heated electric towel rail.

Room 4 5.69m x3.88m  
Double room windows to front, wash basin, electric panel heater.

Third Floor landing  
Panel electric heater. Loft hatch and large skylight window.

Separate W.C

Room 1 3.65m x 2.82  
Double room, window to rear, washbasin, electric panel heater.

Room 2 3.94m X 3.41m  
Double room window to front, wash basin, electric panel heater.

Room 6 2.83m x 2.13m  
Single room, window to front, electric panel heater, wash basin.

### Agents Notes

Simply Pleasure trading name is not being sold with the business. We understand an annual premises license is required to continue trading as an Adult Shop and personal license will also be required further legislation details are available on the Torbay Council Web site.

### Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

### Rates

Rateable Value for shop and premises as at 1st April 2017  
£7,000

### VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

### Legal Costs

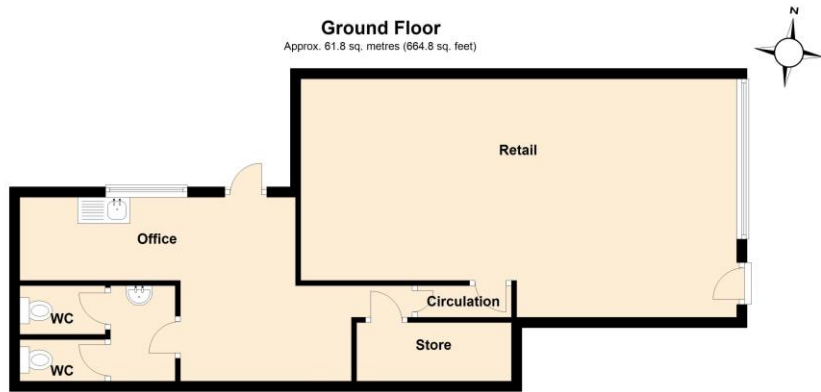
Each party to be responsible for their own legal costs incurred.

### Viewing

Viewing by appointment only please WAYCOTTS COMMERCIAL  
01803 403060

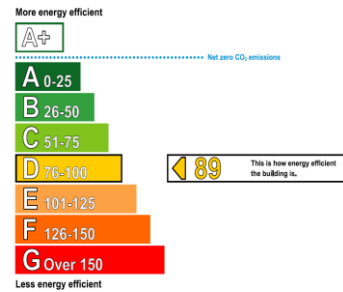


# 19 Market Street Floor Plan



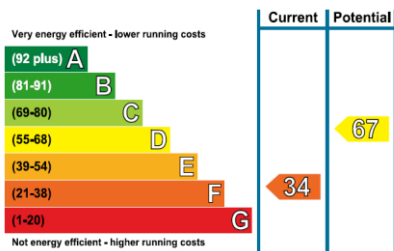
Total area: approx. 61.8 sq. metres (664.8 sq. feet)

## Energy Performance Asset Rating



## 19 Market Street EPC

## Energy Efficiency Rating

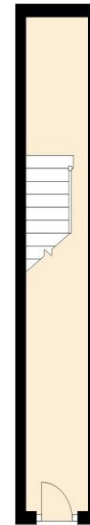


## 19a Market Street EPC

# 19a Market Street Floor Plan



**Ground Floor**  
Approx. 9.2 sq. metres (99.4 sq. feet)



Total area: approx. 153.4 sq. metres (1651.2 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.