



9 & 9A ABBEY ROAD - RETAIL SHOP & 2 BED FLAT

Torquay, Devon, TQ2 5NF

FOR SALE - BY ONLINE AUCTION GUIDE PRICE: £60,000 - £70,000

Tamlyns

PROPERTY DESCRIPTION

Description

The property comprises a fire damaged ground floor Retail unit together with a two Bedroom upper floor flat on 2 levels with Bathroom, Lounge and Kitchen in need of refurbishment.

We are advised that the adjoining shop premises have a right of pedestrian access through the passageway that previously allowed access also to the first floor flat 9A Abbey Road this passageway being partially destroyed as a result of the ground floor shop fire.

The local area*

22.3 miles – Exeter

38.4 miles – Plymouth

98.7 miles – Bristol

* Distances are approximate & sourced from Google Maps

Local Authority

Torbay Council | Council Tax Band: B | EPC Rating: Fire Damaged

Tenure:

Freehold

TO ARRANGE A VIEWING OR FOR FURTHER
INFORMATION ON THIS PROPERTY PLEASE CONTACT
OUR TEAM

01278 458 241

properties@tamlyns.co.uk



PROPERTY DESCRIPTION

Floor Areas - Totalling 1,382 sq ft

Ground Floor Retail

Frontage	13.12 ft
Depth	25.91 ft
ITZA	270 Sq ft
Shop Area	387 sq ft
Store room	84 sq ft
Corridor	109 sq ft
Sub-Total	580 Sq ft

First Floor Flat

Lounge	194 sq ft
Kitchen	140 sq ft
Utility Room	36 sq ft
Hallway	43 sq ft
Sub-Total	413 Sq ft

Second Floor Flat

Bedroom 1	172 sq ft
Bedroom 2	93 sq ft
Bathroom	30 sq ft
Landing & stairs	40 sq ft
Sub-Total	335 Sq ft

Situation

The property is located in central Torquay, on Abbey Rd, in between the busy Union St shopping area and Fleet Walk Shopping Centre, alongside a number of restaurants and close to the busy Torquay Central Cinema.

Services

Main Electricity, gas, water and drainage are connected to the property. Telephone lines will need to be connected by the purchaser.

Planning

Was previously a barbers shop and has a restaurant adjacent so Class E use would apply.

Viewings

The outside of the property may be viewed at any reasonable time. The selling agents will be holding two opening days Any interested parties please contact us by calling 01278 458241 or email properties@tamlyns.co.uk

Method of Sale

The property is being offered for sale by Online Auction on **Thursday 25th November 2021** with bidding starting from 8:00am and ending from 6.00pm. Unless sold prior to auction.

VAT

VAT is not applicable on the purchase price.

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Completion

Completion has been set for 20th December 2021 or earlier by arrangement.

Registration

Tamlyns requires all bidders who wish to bid at our Auction to register online beforehand. A commitment to a fixed Bidder's Registration Fee of £3,000 including VAT must be confirmed on registration, comprising of £2,100 contribution towards the deposit plus the Auctioneer's Buyer's Administration Charge of £900 (£750 +VAT). The registration fee is retained by Tamlyns at the fall of the electronic gavel if a bidder is successful. The fee will be returned to all unsuccessful bidders. To register online to bid for this property please visit: www.tamlynsprofessional.co.uk/property-auction/

Money Laundering

As part of the Online Registration process before prior approval to bid will be granted, in order to fulfil responsibilities under the current Anti-Money Laundering Regulations, all prospective bidders will be asked to provide proof of identity. Acceptable documents include: Passport, Driving Licence or Birth Certificate (at least one photo ID) as well as Council Tax or utility bills. Further guidance will be provided at Online Registration.

Deposit

On conclusion of the auction, Tamlyns will invoice the successful bidder within 24 hours of the fall of the electronic gavel. A deposit of 10% of the purchase price, less the £2,100 deposit contribution taken at Online Registration.

Solicitors

Joe Pengelly
Boyce Hatton Solicitors
58 The Terrace
Torquay
Devon
TQ1 1DE
Telephone: 07714 398841
Email: joe.pengelly@boycehatton.co.uk

Legal Pack

A Legal Pack will be available to view online. Alternatively, they can be obtained from the vendor's solicitors, for which there may be a charge. Potential purchasers are deemed to have made all necessary enquires and purchase with full knowledge of the content of the Legal Pack.

Directions

From Fleet Walk, head north up towards Union St and at the roundabout take the first left into Abbey Rd. The subject property can be found a short way up on the right-hand side next to The Small World Tapas Bar and The Groom Room Hair salon.







27-29 Torquay Charcoal Grill
Takeaway · Delivery

Kids Party Room
Temporarily closed

Abbey Stores
Off Licence

Torquay Central Cinema

Ryans Bar

Three
Mobile Phone Shop

Waterstones
Book Shop

Poundstretcher
Discount shop

Post Office

Small world restaurant
and tapas bar
Takeaway

The Groom Room

Costa Coffee
Takeaway

Abbey Rd

Abbey Rd

Abbey Rd

Abbey Rd

Abbey Rd

Melville St

Melville St

ARC Abbey
Recreational Crafts

The Blue House B&B

The Beacons Dancers

Cash Converters
Secondhand Shop

Pappas
Takeaway

Thyme Out Torbay
Takeaway

Melville Street Car Park

Warren

Warren

Rock Rd

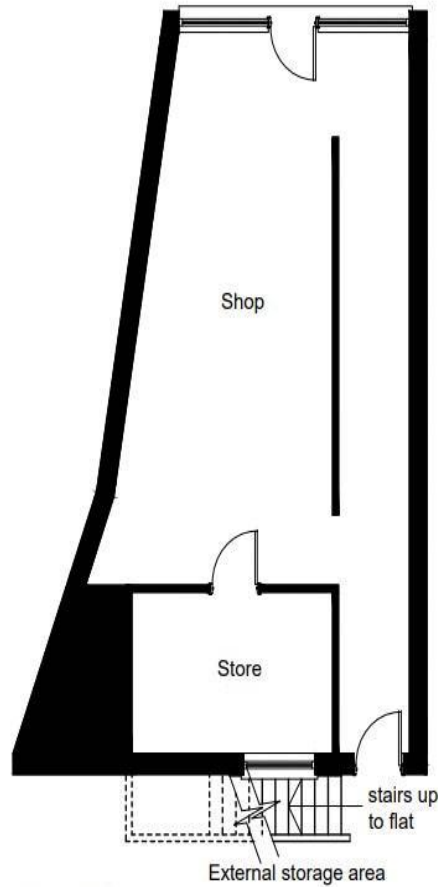
Fleet St

Pimlico

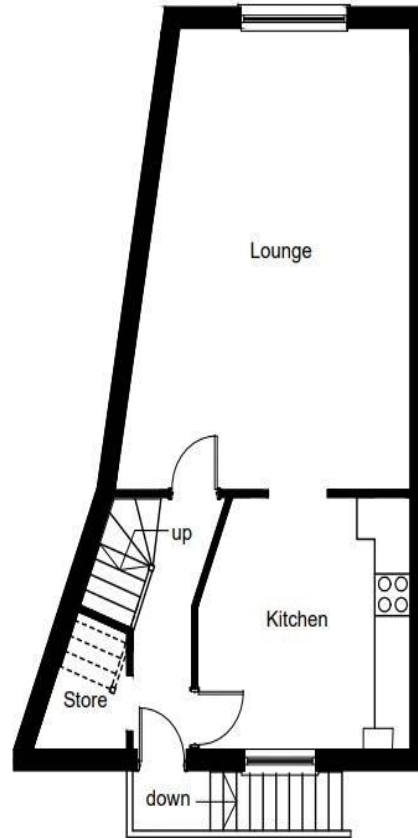
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Madrep

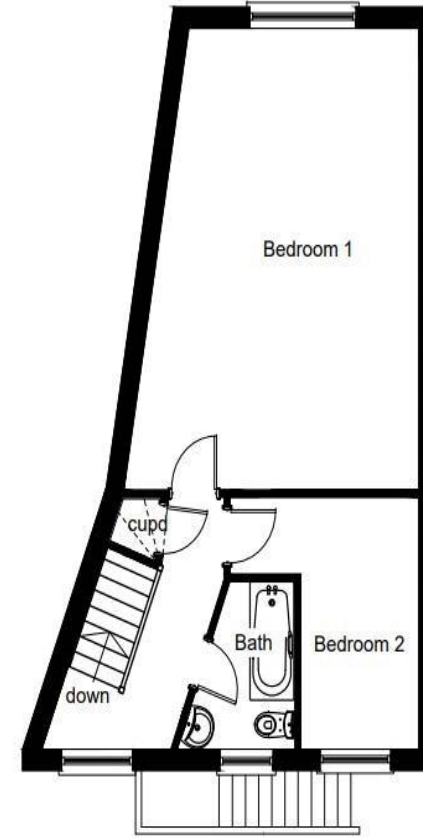
Abbey Road Torquay Floor Plans



Ground Floor



First Floor



Second Floor

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey – A detailed survey has not been carried out, nor the services appicated and fittings tested.
2. Plans – All measurements wall, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.

