



### Situation

Located in a prime retail pitch, diagonally opposite the entrance to **Fleet Walk Shopping Centre** close to branches of **TK Maxx, Edinburgh Woollen Mill, KFC, Superdrug, Animal, Salt Rock, Bonmarché, Starbucks, Pavers, Costa, Sports Direct** and many others.

Torquay is a popular town and major holiday resort located upon the South Devon "Riviera" coast, approximately 20 miles south of Exeter and 30 miles east of Plymouth.

### Property

A mid terraced building comprising a **Ground Floor Double Shop (see Note)** with internal access to **Ancillary Accommodation** at first and second floor levels. In addition, the second floor benefits from separate rear access via Braddon's Hill Road.

VAT is NOT applicable to this Lot

### Accommodation

#### Ground Floor Double Shop

Gross Frontage	46'10"
Internal Width	42'10"
Shop Depth	17'10"
Sales Area	Approx 690 sq ft

#### Ancillary Accommodation

First Floor	Approx. 600 sq ft
Second Floor	Approx. 585 sq ft plus 2 WC's

**Freehold offered with Vacant Possession**  
(Previously let at £20,000 p.a.)

**Note: The property was originally divided into two separate buildings and the upper floors could easily be converted into a large self-contained flat subject to planning.**

## Vacant Double Shop & Upper

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

### Joint Auctioneers

Vickery Holman, Balliol House,  
Southernhay Gardens, Exeter, Devon EX1 1NP  
Tel: 01392 453027 Ref: Ms. Clare Cochrane

### Vendor's Solicitors

Blake Morgan LLP  
Tel: 023 8085 7025 Ref: Ms. Gemma Smith  
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For legal documents, please refer to page 8 of this catalogue  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page