



126 Newton Road

Torquay, Devon, TQ2 7AD



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**Fantastic Roadside Investment Opportunity in Excellent Location**  
**Mixed Use Investment Comprising a Car Sales Forecourt, MOT Station & Large Residential Apartment**  
**Rental Income of Approximately £48,699 Per Annum (When Fully Let)**  
**Giving Yield of 9.7% (Disregarding Purchaser's Costs)**  
**A Rare and Noteworthy Opportunity**

## **LOCATION**

Newton Road is a long established roadside trading position for many commercial users and has a particularly strong reputation as the area's premium car sales location.

The location is ideal for vehicle sales, being only a few hundred yards from the Torbay Ring Road, the Riviera Way Dual Carriageway and the South Devon Link Road whilst also being only 1 mile from Torquay Town Centre. This means excellent transport links between Torquay, Paignton, Brixham, Newton Abbot and Exeter.

There are 2 retail parks within 500 metres proximity and the main Willows Retail Park is within half a mile. Occupiers include Sainsburys, Marks & Spencer, Next, Boots, Mothercare, McDonalds, Dunelm Mill, Currys, Carpet Right and Bensons for Beds. Torbay Hospital is situated immediately behind the property.

Newton Abbot is approximately 4 miles to the north. Exeter and the M5 Motorway are 18 miles away. Nearby occupiers include Vospers Peugeot and Ford, Yeomans Citroen and Central Garage (Mazda). Other notable Newton Road occupiers include NatWest Bank, Lidl, Frank H Man and a Greene King Pub: The Engine House.

## **DESCRIPTION**

The property comprises an excellent roadside car sales pitch, showroom and sales office, a separate self-contained purpose built MOT station and a large 2 bedroom first floor apartment.

Ref No: 3570

Offers in Excess of £500,000 Freehold

Interested in this property?

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The accommodation briefly comprises:-

## **CAR SALES – NICK PALMER CARS**

**SALES FORECOURT** 555m<sup>2</sup> (6,000 sq ft)

**SHOWROOM** 54m<sup>2</sup> (580 sq ft)

**SALES OFFICE** 7.4m<sup>2</sup> (80 sq ft)

### **LEASE**

The property is let to Nicholas Palmer (trading as Nick Palmer Cars) on a 10 year Internal Repairing and Insuring Lease from April 2016.

The passing rent is £24,000 per annum (+VAT) with an upwards only market rent review at each third anniversary (the next being April 2022).

The tenant has the option to break in April 2021.

## **NEWTON ROAD MOT CENTRE**

**WORKSHOP** 104m<sup>2</sup> (1,120 sq ft)

**OFFICE** 18.5m<sup>2</sup> (200 sq ft)

### **LEASE**

The unit is let to Paul Edwards (trading as Newton Road MOT Centre) on a 10 year Internal Repairing and Insuring lease from April 2016.

The passing rent is £17,200 (+ VAT) per annum with an upwards only market rent review at the fourth (already settled in advance) and seventh anniversaries.

## **RESIDENTIAL APARTMENT**

At first floor level, above the Car Sale Showroom is a spacious 2 bedroom apartment.

### **GROUND FLOOR PORCH**

With stairs leading up to:-

### **FIRST FLOOR HALLWAY**

### **SEPARATE WC**

**SHOWER ROOM** 5' 11" x 4' 11" (1.8m x 1.5m)

**KITCHEN** 10' 2" x 8' 6" (3.1m x 2.6m)  
With door to:-

**TERRACE** 9' 10" x 8' 2" (3.0m x 2.5m)

**LOUNGE/DINER** 23' 11" x 11' 10" (7.3m x 3.6m)

**BEDROOM 2** 11' 2" x 10' 10" (3.4m x 3.3m)

**BEDROOM 1** 13' 9" x 12' 6" (4.2m x 3.8m)

**TERRACE** 9' 6" x 7' 3" (2.9m x 2.2m)

The apartment has proven to be very popular staff of Torbay Hospital and was most recently let at a rent of £625 per calendar month (£7,500 per annum).

The Landlord has retained a parking space to the side of the Sales Forecourt for the use of the residential tenants.

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## TENURE

The property is being sold Freehold as one lot, subject to the occupational leases.

## COSTS

Each party are the bear their own costs incurred in this transaction.

## VAT

We are informed that the property is elected for VAT. However, it can be treated as a Transfer of Going Concern Investment (TOGC) and therefore the purchase price can be shielded from VAT. Purchasers are advised to take their own Tax Advice.

## EPC RATINGS

Nick Palmer Cars – 'E'  
MOT Centre – 'E'  
Residential Apartment – 'E'

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

Parties are requested to respect the tenants' ongoing business and quiet enjoyment.



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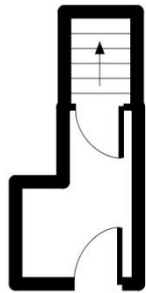




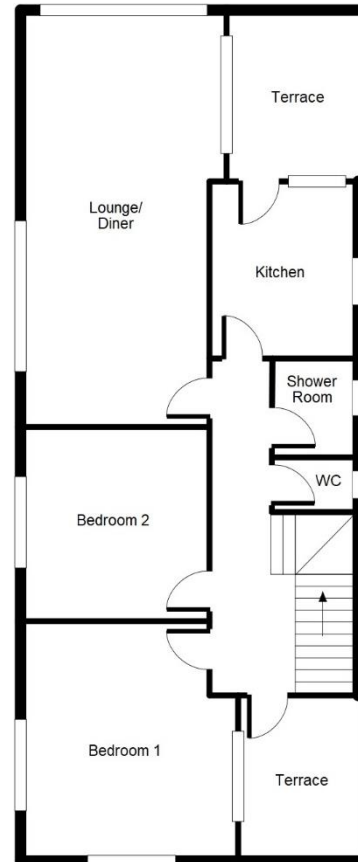
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## RESIDENTIAL APARTMENT FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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