

Established

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REF: DRN1157

**15 OLD MILL ROAD  
CHELSTON TORQUAY  
DEVON**

VALUABLE FREEHOLD (FORMER NEWSAGENT GENERAL STORE) SHOP PREMISES APPROX 620 SQ FT PLUS STORAGE. WITH SELF CONTAINED OWNERS ACCOMMODATION OVER. PRIVATE CAR PARKING TO REAR. IN THE BUSY OLD MILL ROAD, CHELSTON SHOPPING CENTRE CLOSE TO LOCAL HOTELS AND GUEST HOUSES.



\* SHOP WITH 18FT FRONTAGE\* STOCK ROOM/OFFICE\* STORE ROOM\* REAR ACCESS TO TOILET AND CAR PARKING AREA\* SELF CONTAINED FLAT \* HALL/DINING AREA\* SITTING ROOM \* KITCHEN \* BEDROOM \* BATHROOM \* SEP W.C.\*

**PRICE £175,000**

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## 15 Old Mill Road Chelston TORQUAY

### SITUATION

Old Mill Road Chelston Torquay (TQ2 6AY) stands in the busy Old Mill Road Shopping area within a short walk of local tourist hotels, guest houses and the Torquay Sea Front and the picturesque Torre Abbey Grounds and gardens.

### DIRECTIONS.

From Newton Abbot take the main road to Torquay passing Kingskerswell and follow past Torbay Hospital towards the Torre Railway Station and Sea Front. At Torre Station ( look for the Halfords Store) turn right into Avenue Road signed posted to the Sea Front follow past the filling station and turn right into Old Mill Road at the traffic lights follow under the bridge and bear left into the main shopping area. The premises will be seen on the right hand side of Old Mill Road.

### DRAFT DETAILS SUBJECT TO VENDORS APPROVAL.

With measurements to the nearest 3 inches.

**Shop Front** approx 18' (5.49m) onto Old Mill Road  
Aluminium framed window and Entrance door to:

**The Shop, dimensions 18' x 27' (5.49m x 8.23m) plus rear area 14' x 9' 6" (4.27m x 2.9m )**  
various display counters and racks.

**Office / Store 10' 3" x 8' 6" (3.13m x 2.58m)** Exit Door to Rear Yard and Toilet.

2nd door leading to :

**Additional storage area 5' 6" x 25' 7" (1.67m x 7.8m)**

**Self Contained Owners Flat:** with access from the rear:of the premises Via a metal external staircase.

**Living Room 5.29m x 4.16m (17' 4" x 13' 8")** Window looking onto Old Mill Road, Night Store Heater.

**Landing (additional living area) 2.2m x 3.92m (7' 3" x 12' 10")**

**Bedroom 4.10m x 3.2m (13' 5" x 10' 6")** Window to rear.

**Bathroom 2.3m x 3.92m** Pedestal Hand Basin H&C Panelled Bath H & C Airing cupboard with cylinder and immersion heater.

**Separate W.C.** low level suite

**Kitchen 2.7m x 2.7m** Range of built in units with wipe clean work tops. Stainless steel Sink Unit H&C, Electric cooking point.

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### **OUTSIDE**

**Toilet**

**Car Parking area for 2/3 vehicles**

**Services**

**Mains Water, Electricity and Drainage.**

**Business Rates**

**Rateable Value £8,000**

**Payable 2010/2011 £3432.45 pa** ( prospective purchasers are advised to confirm exact figures with Torbay District Council Business Rates department)

**Tenure, Freehold**

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

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