

39-41 Torwood Street Torquay, Devon TQ1 1DZ

lot 24

Freehold Bar/Restaurant/Nightclub Investment

- First time on market for at least 20 years
- Well located in main leisure area of town
- Prominent corner position close to the Harbour
- Two restaurant units with nightclub
- Entirely let until 2028 (no breaks)
- Six Week Completion Available

Rent
£154,000
per annum
exclusive



Location

Miles: 25 miles south of Exeter
35 miles east of Plymouth
Roads: A380, A385
Rail: Torquay Rail
Air: Bristol International Airport

Situation

The property is situated in a prominent corner location on the southern side of Torwood Street, at its junction with Parkhill Road in the main leisure district in the town centre. Nearby occupiers include AMF Bowling, McColls Convenience Store and a number of other independent retailers.

Description

The property comprises a restaurant, a bar/restaurant and a nightclub over two levels.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
39	Ground	Restaurant	415.09 sq m (4,468 sq ft)	INDIVIDUALS (t/a Simla Spice Indian Restaurant)	24 years from 12/08/2004 until 11/08/2028	£32,000	11/08/2014 and five yearly
41	Ground/ Lower Ground	Bar/ Restaurant	610.28 sq m (6,569 sq ft)	HENNESSY RESTAURANT LIMITED (t/a Hennessy Restaurant & Cocktail Lounge)	24 years from 24/06/2004 until 22/04/2028	£32,000	29/09/2014 and five yearly
41	Ground/ Lower Ground	Nightclub	935.16 sq m (10,066 sq ft)	JAM LEISURE LIMITED (t/a Bohemia Nightclub) (1)	40 years from 22/04/1988 until 21/04/2028	£90,000	03/04/2013 and five yearly
Totals			1,960.53 sq m (21,103 sq ft) (2)			£154,000	

(1) Bohemia Nightclub has been trading for at least 25 years.
(2) The floor areas are gross internal.

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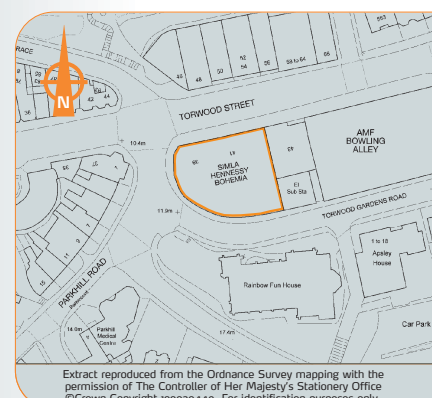
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