



The Torbay Inn

Ref: 3451538

34 Fisher Street, Paignton, Devon, TQ4 5ER

Leasehold: £35,000, Annual Rent: £19,500

Two bar areas. GIA 371 sq m

Large sheltered courtyard

T/O £233,401 y/e 31/03/23

30 year lease. Annual rent £19,500

Good size owners accommodation

Retirement sale. Energy Rating E



Description

The Torbay Inn is a traditional two storey pub situated in the heart of the community. The two large bar areas offer a range of real ales, beers, wines and spirits.

The property has come to the market due to a retirement sale and briefly comprises two large bar areas with seating, cellar, ladies and gentlemen's WC's, large sheltered courtyard and significant owners accommodation with roof terrace.

Location

Paignton is a coastal town located in Devon. Situated along the English Riviera, it boasts sandy beaches, a bustling pier, and picturesque views of Tor Bay. The town is known for its family-friendly atmosphere, with attractions like Paignton Zoo, the Dartmouth Steam Railway, and the Victorian-era Paignton Pier. Visitors can enjoy leisurely strolls along the promenade, explore the charming streets lined with shops and cafes, or partake in water sports activities such as sailing and kayaking. Paignton offers a blend of seaside relaxation and entertainment, making it a popular destination for tourists seeking coastal retreats.



Internal Details

- Two large bar areas with seating
- Large sheltered courtyard
- Ground floor cellar
- Ladies and gentleman's WC's
- Large three bedroom owners accommodation

Fixtures & Fittings

Fixtures and fittings are not included within the sale, to be sold by separate negotiation.

Services

We are advised that all mains services are connected.

Owner's Accommodation

Situated on the first floor and comprises, good size lounge, separate kitchen, office, three large bedrooms, bathroom and roof terrace.

Trading Information

Available upon request

Trading Hours

Open seven days a week between 1pm-11pm.

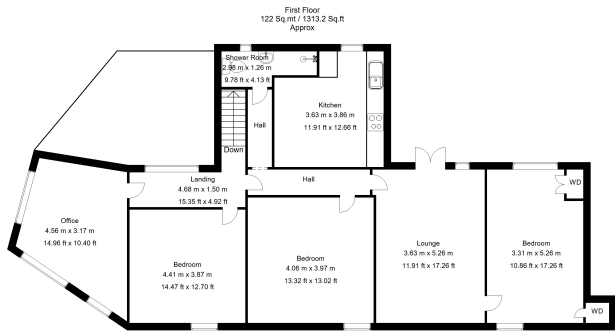
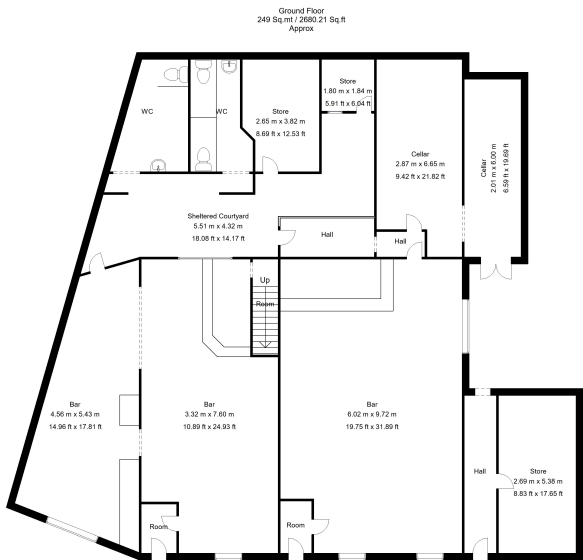
Tenure

The property is available by way of assignment of the existing 30 year partially tied lease, which expires in 2030. The passing rent is £19,500 with the next review in March 2025.

Business Rates

Current rateable value from 1 April 2023 is £7,600.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Reading



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