

18-32 Roundhill Road, Torquay

Address	Type	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Break Option	Rent Review	Rent Per Annum	Comments
18-32 Roundhill Road	Retail	Arni Properties Ltd (t/a Co-op Food)		23/10/2020	22/10/3019			£0	• Sold off on long lease
22-24 Roundhill Road	Retail	Barnardo's	1,273	19/08/2016	18/08/2026	N/A	N/A	£24,000	
26 Roundhill Road	Retail	Lois Yates (t/a Skin Wellness)	603	03/06/2024	02/06/2029	03/06/2027	03/06/2027	£9,000	<ul style="list-style-type: none"> <li>• New letting</li> <li>• Year 1: £7,000 + VAT, Year 2: £8,000 + VAT, Year 3: £9,000 + VAT. The vendor will 'top-up' the income to £9,000</li> <li>• Index linked rent review on 3rd June 2027, capped at 4% increase</li> <li>• 3 month rent deposit held</li> </ul>
28 Roundhill Road	Retail	Alia Kingman (t/a The Mani House)	611	16/07/2024	15/07/2030	16/07/2027	16/07/2027	£9,000	<ul style="list-style-type: none"> <li>• New letting</li> <li>• Year 1: £7,000 + VAT, Year 2: £8,000 + VAT, Year 3: £9,000 + VAT. The vendor will 'top-up' the income to £9,000.</li> <li>• Index linked rent review on 16th July 2027</li> <li>• 3 month rent deposit held</li> </ul>
30 Roundhill Road	Retail	Ryan Trotman (t/a WellGuided Hair)	615	02/11/2018	01/11/2028			£11,500	
32 Roundhill Road	Retail	Wellguided Limited (t/a WellGuided Hair)	630	22/02/2024	21/02/2034			£10,800	<ul style="list-style-type: none"> <li>• New letting.</li> <li>• First 12 months half rent. The vendor will 'top-up' the income to £10,800.</li> </ul>
Flat 1, 32a Roundhill Road	Residential			18/12/2019	17/12/2118			£250	• Sold off on long lease
Flat 2, 28a Roundhill Road	Residential			04/11/2022	03/11/2147			£0	• Sold off on long lease
Flat 3, 22a Roundhill Road	Residential			21/03/2024	20/03/2223			£0	• Sold off on long lease
Flat 4, 18a Roundhill Road	Residential			21/03/2024	20/03/2223			£0	• Sold off on long lease
<b>Total</b>								<b>£64,550</b>	