

333 & 335B Torquay Road

Ref No: 4948

Paignton, Devon, TQ3 2EP



335B Torquay Road

Conversion Opportunity of Commercial Premises to Four Flats

Planning Granted for 2x Two-Bedroom and 2x One-Bedroom Flats

Currently Arranged as Four Garages, Workshop and High Spec Office

Plans Available on Torbay's Planning Portal REF: P/2024/0067

Highly Sought After Residential Location

£290,000 Freehold

Interested in this property?

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LOCATION

Situated on Torquay Road, the main road connecting Paignton and Torquay. This property is ideally located in the central Preston area of Paignton.

Preston has become a highly sought after residential area with its parade of independent and national retailers and its easy access to Preston Sands. The property is well located on local bus links and has a convenient connection via Preston Down Road to the A380 linking to Plymouth and Exeter.

The property itself is nestled in a larger site, located at the rear of 329-335 Torquay Road, set back from the main Torquay Road.

DESCRIPTION

Comprised of two properties, being sold as one plot, 333 & 335b Torquay Road is currently arranged as a block of 4 garages, a workshop, and an office.

333 consists of the 4 garages with planning permission for a 1-bedroom flat. Above the garages is an existing 2-bedroom flat which will not be included within the sale.

335b consists of workshop on the ground floor, with permission to convert into a 1 bedroom and 2-bedroom flat. The first floor is the vendors current office which was recently refitted throughout to the required residential specification. The office requires only minor configuration to kitchen and bathroom to finalise the residential conversion.

The vendor has offered a potential sale and lease back option, which would see the office occupied and a rent paid whilst conversion work on the other units can be completed.

TENURE

The site is being sold freehold, with vacant possession. The flat above the garages at 333 Torquay Road is not included with this sale. However, it could be included on separate negotiations.

PRICE

£290,000.

PLANNING CONSENT

Detailed planning consent was granted, and the application can be found via Torbay's Planning Portal REF: P/2024/0067.

Link to planning consent:

[https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=\\$816M0QIJYA00&activeTab=summary](https://publicaccess.torbay.gov.uk/view/applicationDetails.do?keyVal=$816M0QIJYA00&activeTab=summary)

VIEWING

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



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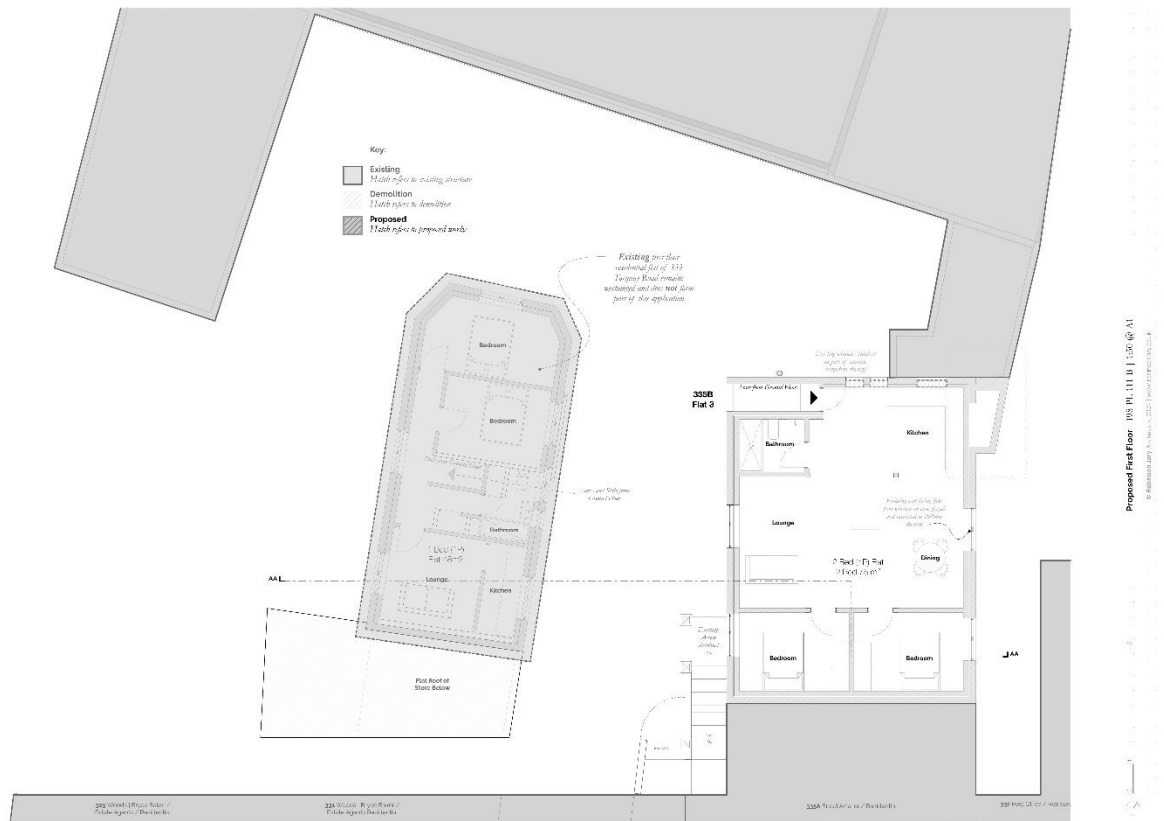
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Proposed Ground Floor



Proposed First Floor



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