

# 36 Winner Street

Ref No: 3771

Paignton, Devon, TQ3 3BQ



## Substantial Mixed Use Investment Property Offering Attractive Income

Comprising 4 x One Bedroom Flats, 1 x Two Bedroom Flat and Large Shop

Potential Income When Fully Let £30,100 Per Annum (£2,508 Per Month) Giving 10% Gross Yield

Located in Paignton Town Centre Close to all Local Amenities

Viewing Highly Recommended

£299,500 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 36 Winner Street

Paignton, Devon, TQ3 3BQ

## DESCRIPTION

A spacious freehold investment property located on Winner Street, in Paignton's town centre. The property comprises a large shop which is currently let on a one year rolling lease and five self-contained residential flats over.

One of the flats is currently Vacant but when the property is fully let it produces an income of £30,100 per annum. There is a large car park for up to 8 vehicles and the spaces are currently let at £8 per space, per week.

The accommodation briefly comprises:-

### GROUND FLOOR RETAIL SHOP

#### RETAIL AREA

74m<sup>2</sup> (796 sq ft)

#### REAR SHOP AREA

49m<sup>2</sup> (527 sq ft)

#### WC & STORE ROOM

Currently Let on a one year lease at £5,400 per annum.

From the rear of the property steps lead to the entrance of the apartments.

#### FLAT 1

Currently Let at £85 per week.

#### KITCHEN

10' 9" x 12' 10" (3.27m x 3.91m)

#### BEDROOM

6' 5" x 15' 0" (1.96m x 4.58m)

#### SHOWER ROOM

With shower cubicle, WC and wash hand basin.

#### FLAT 2

Currently Let at £90 per week.

#### BEDROOM

15' 2" x 8' 0" (4.63m x 2.44m)

#### LIVING ROOM

8' 2" x 13' 0" (2.48m x 3.96m)

#### KITCHEN

8' 6" x 6' 6" (2.59m x 1.99m)

#### BATHROOM

With bath, WC and wash hand basin.

#### FLAT 3 (2 BED MAISONETTE)

Currently Let at £120 per week.

#### LIVING ROOM

13' 1" x 12' 10" (3.98m x 3.91m)

#### KITCHEN

11' 3" x 6' 2" (3.42m x 1.87m)

#### BATHROOM

With bath, WC and wash hand basin.

Stairs up to:-

#### BEDROOM 1

8' 4" x 13' 6" (2.55m x 4.11m)

#### BEDROOM 2

9' 5" x 14' 0" (2.88m x 4.26m)

#### FLAT 4

Currently Vacant to Let at £90 per week.

#### OPEN PLAN LIVING/KITCHEN AREA

13' 11" x 15' 1" (4.23m x 4.61m)

#### BEDROOM

10' 8" x 7' 7" (3.25m x 2.30m)

#### BATHROOM

With bath and shower over, WC and wash hand basin.

#### FLAT 5

Currently Let at £90 per week.

#### BEDROOM

11' 5" x 9' 0" (3.47m x 2.74m)

#### LIVING ROOM

12' 7" x 10' 2" (3.84m x 3.11m)

#### KITCHEN

6' 8" x 6' 10" (2.02m x 2.09m)

#### BATHROOM

With bath, WC and wash hand basin.

There is a large car park providing parking for up to 8 vehicles, which are currently rented at £8 per space, per week. There is also a store room to the rear of the shop, which is currently used as a:-

#### LANDLORDS STORE

14' 2" x 7' 2" (4.33m x 2.18m)

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 36 Winner Street

Paignton, Devon, TQ3 3BQ

## UTILITIES

Each of the flats have their own electricity and water supplies.

## BUSINESS RATES

2017 List: £8,100.

**Please note this is not Rates Payable.** Eligible Small Businesses will qualify for 100% Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## COUNCIL TAX BANDS

- FLAT 1 – A.
- FLAT 2 – A.
- FLAT 3 – A.
- FLAT 4 – A.
- FLAT 5 – A.

## EPC RATINGS

- RETAIL SHOP – C.
- FLAT 1 – F.
- FLAT 2 – E.
- FLAT 3 – E.
- FLAT 4 – E.
- FLAT 5 – E.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths.



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

