

Lot 90 - 97-99 Winner Street

Ref No: 4859

Paignton, Devon, TQ3 3BP



FOR SALE BY PUBLIC AUCTION – CLIVE EMSON – 1ST MAY 2024

Mixed Use Property/Residential Investment For Improvement

Ground Floor Retail Area: 142.72m² (1,536 sq ft)

First Floor Flat Area: 51.58m² (663 sq ft)

Currently Part Let at £6,240 Per Annum (Residential AST, Commercial Vacant)

Guide: £60,000 Plus + Fees

Interested in this property?
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DESCRIPTION

A substantial mixed use two-storey end-terrace property in the busy Winner Street area of Paignton, which includes a range of retail amenities and residential provision. The ground floor is a double-fronted vacant retail unit, previously two shops, and the upper floor offers a spacious flat, which is currently let.

The building requires complete refurbishment and individuals may wish to consider a range of development schemes including sub-division or part conversion, subject to all necessary consents being obtainable.

The accommodation briefly comprises:-

COMMERCIAL GROUND FLOOR

Substantial accommodation including retail space, ancillary office, storage and staff facilities.

RESIDENTIAL FIRST FLOOR

Accessed via steps to the side of the building and across a roof top terrace. Doorway to hallway with walk-in store, living room, bedroom, box room, kitchen and bathroom.

TENANCY

Let on an Assured Shorthold Tenancy at a current rental of £120 per week, payable fortnightly in advance.

COUNCIL TAX BAND A

EXTERIOR

From the side entrance there is a shared bin area and small storage for the shop. Large roof top area.

AUCTIONEER'S NOTE 1

For information relating to the commercial element's rateable value and other available data, please visit www.gov.uk/correct-your-business-rates and enter the postcode for the property into the appropriate search fields.

<https://www.cliveemson.co.uk/properties/249/90/>

ACTIONEER'S NOTE 2

We have been informed by the vendor that the retail area is 142.72 sq.m. (1,536 sq ft) and the first floor flat is 61.58 sq.m. (663 sq ft).

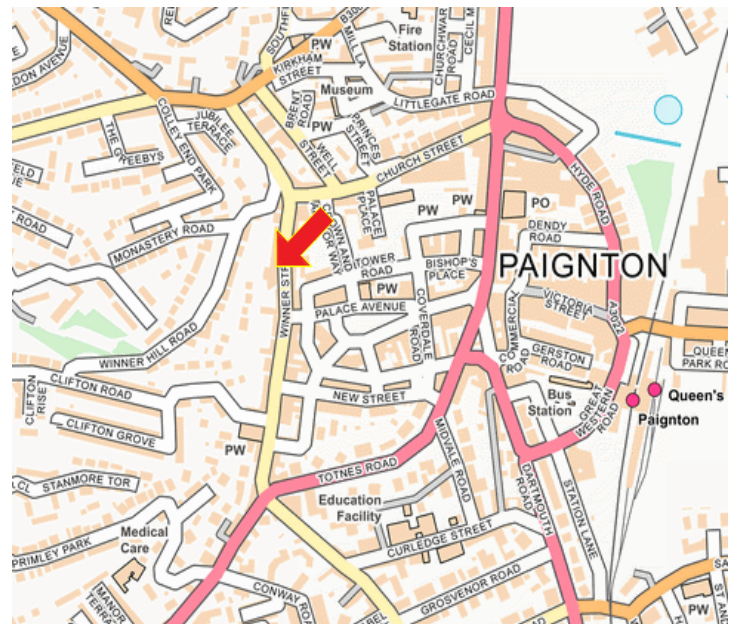
Further information will be within the legal documentation, available to download from Clive Emson website.

LOCAL PLANNING AUTHORITY

Torbay Council. Tel. 01803 207801 Website: torbay.gov.uk

VIEWING

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



www.bettesworths.co.uk
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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.

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