

# 33 Newton Road

Ref No: 3711

Torquay, Devon, TQ2 5DB



## A Freehold Investment Property with Further Potential

Spacious Building with Forecourt/Parking Area, Arranged as Follows:-

2 Bedroom Apartment Let at £6,480 & 1 Bedroom Apartment Let at £6,240 Per Annum

Office Suite - Vacant (Potential to Convert to Residential)

Potential Income IRO £19,000 Per Annum, or of Interest to Owner-Occupiers

**£255,000 Freehold**

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 33 Newton Road

Torquay, Devon, TQ2 5DB

## DESCRIPTION

A spacious property occupying a prominent corner location, at the junction of Newton Road and St Michael's Road. Less than a mile from Torquay town centre and seafront, convenient for Torre Railway Station and the main number 12 bus route.

The property is currently arranged to provide three units for letting accommodation, each with independent gas fired central heating. The whole of the first floor is a spacious two bedroom apartment and on the ground floor there is a one bedroom apartment and a self-contained office suite. In addition, the property has a good sized car park.

There is potential gross income of in the region of £19,000 per annum.

Internal viewing of this property which has been well maintained by the current owners can be arranged strictly by prior appointment with the Agents.

The accommodation briefly comprises:-

### OFFICE SUITE

Ground floor retail/professional office, arranged as:-

#### OFFICE 1

Frontage - 14' 8" (4.46m).  
Depth - 22' 5" (6.82m).

#### OFFICE 2

18' 9" x 16' 7" (5.72m x 5.06m) (max).  
18' 9" x 8' 6" (5.72m x 2.6m) (min).

#### KITCHEN/STAFF ROOM

9' 11" x 4' 3" (3.02m x 1.29m)

#### WC

### GROUND FLOOR FLAT

#### HALLWAY

#### OPEN PLAN LIVING ROOM/KITCHEN

#### BEDROOM

#### BATHROOM

### FIRST FLOOR FLAT

#### HALLWAY

#### LIVING ROOM

#### KITCHEN

#### BEDROOM 1

#### BEDROOM 2

#### BATHROOM

### EXTERIOR

The property has the benefit of a large car park to the front and side.

### TENANCY

The residential flats are Let on Assured Shorthold Tenancy Agreements.

The first floor flat's current tenant has been in occupation for a number of years and is Let at £6,480 per annum.

The ground floor flat is Let on an Assured Shorthold Tenancy from December 2019 at a rent of £6,240 per annum.

The office is Vacant and available To Let.

### SERVICES

Each of the three units has separate services. The two residential flats each have gas fired central heating systems.

### EPC RATINGS

33 - D.  
33A - D.  
33B - D.

### COUNCIL TAX BAND

33A - A.  
33B - A.

### VIEWING

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

Interested in this property?

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



# 33 Newton Road

Torquay, Devon, TQ2 5DB



[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 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

