

# 3 Warren Road

Ref No: 3757

Torquay, Devon, TQ2 5TQ



## Freehold Commercial Premises in Torquay Town Centre

Net Internal Area of Approximately 372m<sup>2</sup> (4,004 sq ft)

Large Open Plan Layout and Flexible Space

Suitable for Owner Occupiers, Investors and Developers

Viewing Highly Recommended

£235,000 Freehold

Interested in this property?

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## DESCRIPTION

A mixture of open auction rooms, showrooms, storage space and offices. The building was formerly a church with some of the character features still being retained. The construction of the building has allowed the creation of large open spaces, providing flexible accommodation and offers a purchaser excellent opportunities to configure the space, subject to their requirements.

The property offers a rare opportunity to secure a large commercial premises in a central Torquay location, close to the Town Centre and its local amenities.

The property would certainly be of interest to owner occupiers, investors and developers. Viewing is highly recommended to appreciate the size of accommodation on offer.

The accommodation briefly comprises:-

### ENTRANCE HALL

5' 11" x 18' 8" (1.80m x 5.68m)

### OFFICE 1

12' 5" x 8' 3" (3.78m x 2.51m)

### OFFICE 2

13' 1" x 6' 0" (4m x 1.83m)

### TRADE AREA 1

19' 0" x 30' 11" (5.78m x 9.42m)

### TRADE AREA 2

23' 10" x 50' 2" (7.27m x 15.28m)

### STORAGE ROOM 1

19' 0" x 24' 10" (5.79m x 7.58m)

### LADIES & GENTS WC'S

### KITCHEN

### FIRST FLOOR

### TRADE AREA 1

24' 4" x 16' 4" (7.41m x 4.99m)

### TRADE AREA 2

24' 4" x 33' 8" (7.41m x 10.26m)

### STORE AREA

19' 4" x 8' 11" (5.90m x 2.71m)

### STORE AREA 2

10' 8" x 7' 10" (3.24m x 2.40m)

### STORE AREA 3

7' 11" x 10' 8" (2.41m x 3.24m)

### OFFICE

12' 0" x 19' 3" (3.66m x 5.88m)

### WC

### TENURE

Available For Sale, Freehold with Vacant Possession.

### OUTSIDE

Car Park with space for approximately two vehicles.

### RATEABLE VALUE

2017 List: £13,750.

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### EPC RATING D

### VIEWING

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

Interested in this property?

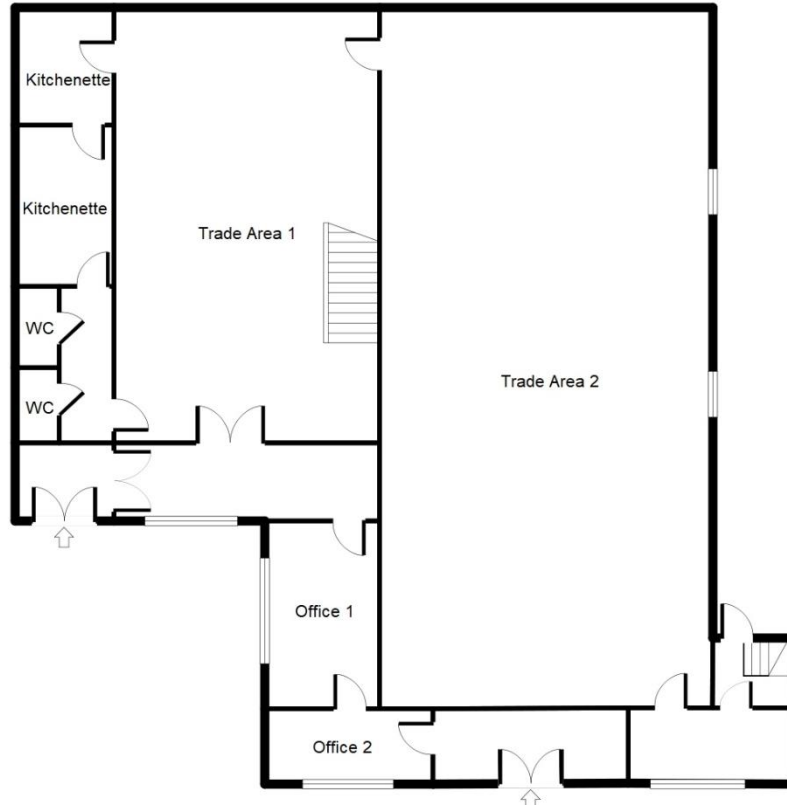
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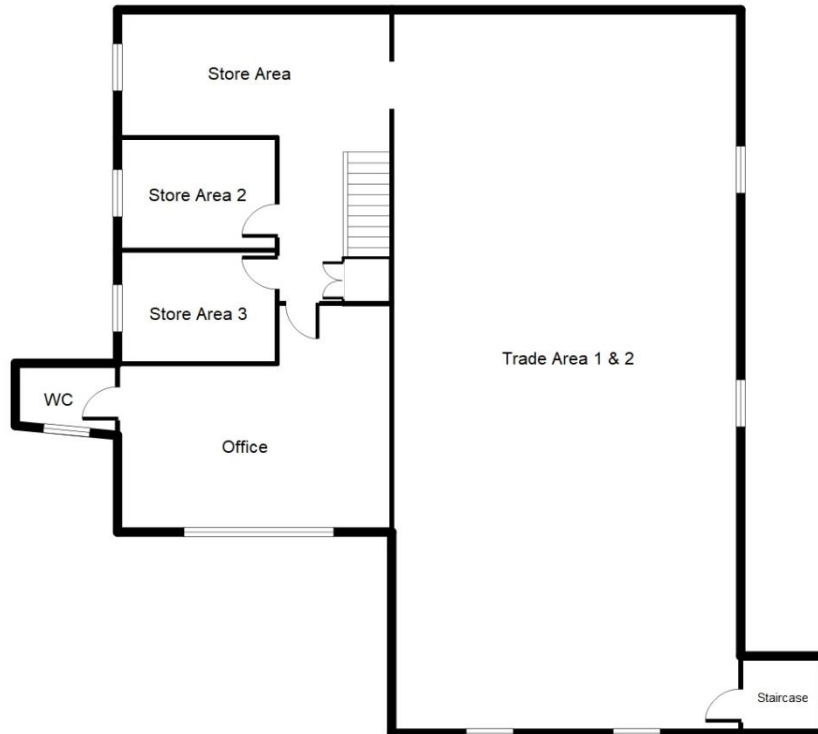
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## GROUND FLOOR



## FIRST FLOOR



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



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