

Torquay Old Police Station

Ref No: 3891

31 Market Street, Torquay, Devon, TQ1 3AW



Substantial Freehold Development & Investment Opportunity

Central Location on Edge of Town Centre

Grade II Listed Corner Property

Comprising:- Retail Shop, Retail Warehouse, 7 Residential Flats + Space for Further Development

An Opportunity Not to be Missed

Guide Price Offers Invited in Excess of £450,000 + Freehold

Interested in this property?

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DESCRIPTION

Of interest to builders, speculators, developers and investors is this great opportunity to purchase a Landmark, Grade II Listed Building, with spacious commercial and residential accommodation situated in a central location, on the edge of Torquay town.

Substantial corner property, originally constructed as Torquay police station court room. The property has been adapted for its present use and is being held as an investment. Comprising a retail corner shop, retail showroom, 7 residential self contained apartments, as well as further space with potential for further development.

The property offers immense potential to upgrade the quality of the accommodation and to develop the under used areas of the building for investment or resale purposes.

Internal viewing of the building can be arranged strictly by prior appointment with the Sole Agents.

The accommodation briefly comprises:-

GROUND FLOOR COMMERCIAL AREAS

CORNER SHOP - 31 MARKET STREET

A corner retail shop with two internal sections & WC.
18' 6" x 35' 1" (5.65m x 10.7m) 20' 8" x 7' 10" (6.3m x 2.39m)
GROSS INTERNAL AREA 75.5m²

THE OLD COP SHOP

12' 10" x 13' 9" (3.9m x 4.2m)
Entrance from Castle Lane via a roller shutter door with loading bay.

WAREHOUSE/RETAIL SHOWROOM

53' 10" x 20' 8" (16.41m x 6.29m) Plus:-
18' 8" x 14' 8" (5.68m x 4.46m)

OFFICE

17' 1" x 17' 8" (5.2m x 5.39m)

STORES

12' 2" x 14' 10" (3.7m x 4.53m)

STORES

41' 0" x 4' 4" (12.5m x 1.32m) Plus:-
15' 9" x 6' 7" (4.8m x 2m)

FORMER CELLS

25' 11" x 20' 0" (7.9m x 6.1m)

STORES

14' 9" x 5' 7" (4.5m x 1.7m)
WC & WASH AREA
GROSS INTERNAL AREA 271.2m²

FIRST FLOOR

Entrance from communal staircase.

CENTRAL HALL

41' 4" x 19' 4" (12.6m x 5.9m) With mezzanine floor.
Arranged with various partitioned stores and mezzanine area.
GROSS INTERNAL AREA 74m² including mezzanine.

STORE

53' 7" x 20' 8" (16.34m x 6.31m)
GROSS INTERNAL AREA 103m²

RESIDENTIAL FLATS

FLAT 1 - SECOND FLOOR

LIVING ROOM WITH KITCHEN AREA

26' 11" x 19' 8" (8.2m x 6m)

BATHROOM

SEPARATE WC

MEZZANINE FLOOR

16' 9" x 7' 10" (5.1m x 2.4m) Plus:-
5' 5" x 19' 0" (1.64m x 5.8m)

Used as a bedroom area with low head room 1.67m.

FLOOR AREA 59m²

FLAT 2 - SECOND FLOOR

BED SITTING ROOM

10' 2" x 18' 8" (3.09m x 5.7m)

DINING AREA

7' 6" x 10' 6" (2.28m x 3.2m)

KITCHEN

8' 11" x 4' 8" (2.73m x 1.42m)

SHOWER ROOM

FLOOR AREA 36m²

FLAT 3 - FIRST FLOOR

STUDIO BED SITTING ROOM

18' 8" x 18' 0" (5.7m x 5.49m)

BATHROOM (Across the communal hallway)

7' 9" x 6' 4" (2.36m x 1.94m)

FLOOR AREA 36m²

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FLAT 4 - FIRST FLOOR

LOUNGE

12' 10" x 15' 7" (3.9m x 4.76m)

KITCHEN

5' 3" x 10' 11" (1.6m x 3.34m)

BATHROOM

9' 3" x 6' 2" (2.81m x 1.87m)

BEDROOM 1

8' 0" x 10' 6" (2.44m x 3.21m)

BEDROOM 2

6' 9" x 10' 0" (2.06m x 3.04m)

FLAT 5 - FIRST FLOOR

LIVING ROOM WITH KITCHEN AREA

16' 11" x 13' 1" (5.16m x 3.98m)

BEDROOM

8' 8" x 11' 5" (2.63m x 3.47m)

STORE

11' 5" x 8' 5" (3.49m x 2.57m)

Natural light and partitioned from bedroom 1.

FLOOR AREA 44m²

FLAT 6 - FIRST FLOOR

HALLWAY

13' 5" x 6' 6" (4.1m x 1.99m)

KITCHEN

10' 6" x 5' 11" (3.2m x 1.8m)

LIVING ROOM

BEDROOM 1

12' 6" x 11' 11" (3.81m x 3.63m)

BEDROOM 2

6' 8" x 22' 5" (2.04m x 6.83m)

EN-SUITE SHOWER ROOM

5' 9" x 6' 3" (1.76m x 1.91m)

FLAT 7 - FIRST FLOOR

LIVING ROOM

14' 8" x 11' 9" (4.48m x 3.59m)

KITCHEN

11' 7" x 6' 2" (3.54m x 1.89m)

BEDROOM

11' 0" x 15' 6" (3.36m x 4.73m)

FLOOR AREA 42m²

TENURE

The whole property is held Freehold, within the building there are two further flats 8 and 9, which are owned on separate 125 year leases.

The shop 31A Market Street is owned on a separate 125 year lease. For further information on these properties please contact the agents.

COUNCIL TAX

Each of the flats have separate banding for council tax.

OCCUPATIONAL LEASES

The freehold of the property, subject to the occupancy leases.

Second floor flats 8 & 9 - 125 year lease from the 1st January 2005.

Ground floor shop unit 1 - 125 year lease from January 2005.

Shop 31 Market Street - Let on a commercial lease at a rent of £12,792 per annum.

Flat 1 - Let on an Assured Shorthold Tenancy at £460 per calendar month including water rates.

Flat 5 - Let on an Assured Shorthold Tenancy at £555 per calendar month.

Flat 7 - Let on an Assured Shorthold Tenancy at £555 per calendar month including water rates.

The other parts of the building are sold with Vacant possession.

EPC RATINGS

FLAT 1-9 - E

VIEWING

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

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



RICS

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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