

2 East Street, 14 & 16 South Street

Ref No: 3934

Torquay, Devon, TQ2 5SD



For Builders, Speculators and Investors

A Detached Block of 3 Properties in Central Location in Torre

In Need of Modernisation, Refurbishment and Repair

2 Terrace Houses, Shop & Flat with Potential to Convert to Residential House or 2 Flats

Best and Final Offers Invited by 12 Noon on Friday 29th January 2021

Guide Price £250,000 - £300,000 Freehold

Interested in this property?

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2 East Street, 14 & 16 South Street

Torquay, Devon, TQ2 5SD & TQ2 5AB

DESCRIPTION

A detached block of adjoining properties believed to date from the Victorian era, comprising 2 East Street, a ground floor corner shop with ancillary accommodation and residential accommodation over, 14 and 16 South Street, two terraced houses. The properties offer an excellent development or investment opportunity and are in need of modernisation and refurbishment.

2 East Street and 16 South Street are connected internally at ground floor level but would easily separate to separate properties. 2 East Street has potential for conversion to residential, either as a house or two flats.

The properties are offered for sale as a whole or as two lots. Best and final offers are invited by the Agents to be received by no later than 12 noon on the 29th January 2021.

The accommodation briefly comprises:-

2 EAST STREET - GROUND FLOOR SHOP

FRONTAGE

13' 5" (4.09m)

MAX DEPTH

24' 11" (7.6m)

With glazed windows to South Street & East Street.

REAR ROOM

13' 5" x 8' 8" (4.08m x 2.63m)

STORE

3' 9" x 8' 8" (1.15m x 2.63m)

REAR STORES

INNER HALLWAY

With staircase to:-

FIRST FLOOR LANDING

ROOM 1

12' 8" x 9' 9" (3.86m x 2.96m)

ROOM 2

9' 9" x 10' 6" (2.97m x 3.21m) (max)

ROOM 3

7' 5" x 10' 8" (2.25m x 3.25m) (max)

ROOM 4

7' 7" x 9' 0" (2.3m x 2.74m)

BATHROOM

5' 9" x 5' 7" (1.75m x 1.71m)

EXTERIOR

Rear courtyard with potential for parking.

16 SOUTH STREET - TERRACE HOUSE

GROUND FLOOR HALLWAY

LIVING ROOM

10' 11" x 12' 9" (3.32m x 3.88m)

DINING ROOM

14' 0" x 8' 4" (4.26m x 2.53m)

KITCHEN

13' 2" x 7' 8" (4.02m x 2.34m)

Lean to 6' 6" x 13' 2" (1.98m x 4.02m)

Staircase to:-

FIRST FLOOR LANDING

BEDROOM 1

14' 9" x 14' 4" (4.49m x 4.36m) (max)

14' 9" x 12' 7" (4.49m x 3.84m) (min)

BEDROOM 2

13' 7" x 7' 11" (4.15m x 2.42m)

BEDROOM 3

10' 4" x 7' 10" (3.14m x 2.40m)

WC

4' 7" x 2' 9" (1.40m x 0.83m)

EXTERIOR

Small forecourt garden, rear courtyard.

14 SOUTH STREET - END TERRACE HOUSE

GROUND FLOOR HALLWAY

LIVING ROOM

10' 9" x 10' 1" (3.28m x 3.08m) (max)

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DINING ROOM

13' 7" x 8' 4" (4.15m x 2.54m)

KITCHEN

13' 1" x 7' 4" (3.98m x 2.24m)

BATHROOM

11' 1" x 7' 4" (3.38m x 2.24m)

FIRST FLOOR LANDING

BEDROOM 1

14' 6" x 13' 10" (4.43m x 4.22m) (max)

14' 6" x 12' 6" (4.43m x 3.81m) (min)

BEDROOM 2

14' 4" x 8' 5" (4.37m x 2.56m)

BEDROOM/KITCHEN

7' 0" x 7' 3" (2.13m x 2.22m)

SHOWER ROOM/WC

EXTERIOR

Small forecourt garden, rear courtyard.

Further information can be obtained by contacting James Loffhouse at Bettesworths. Email: james@bettesworths.co.uk

COUNCIL TAX BAND

14 South Street – B

16 South Street – B

RATEABLE VALUE

2017 List: £3,300.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATINGS AWAITED

VIEWING

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

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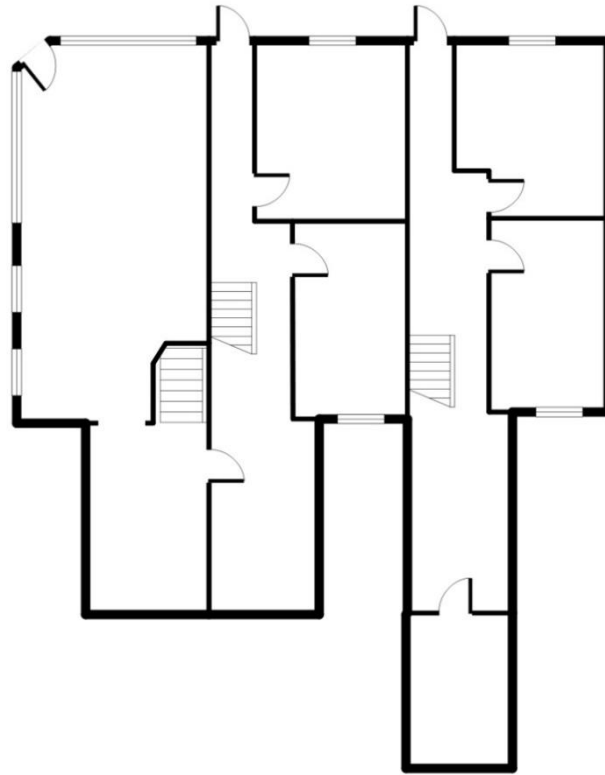
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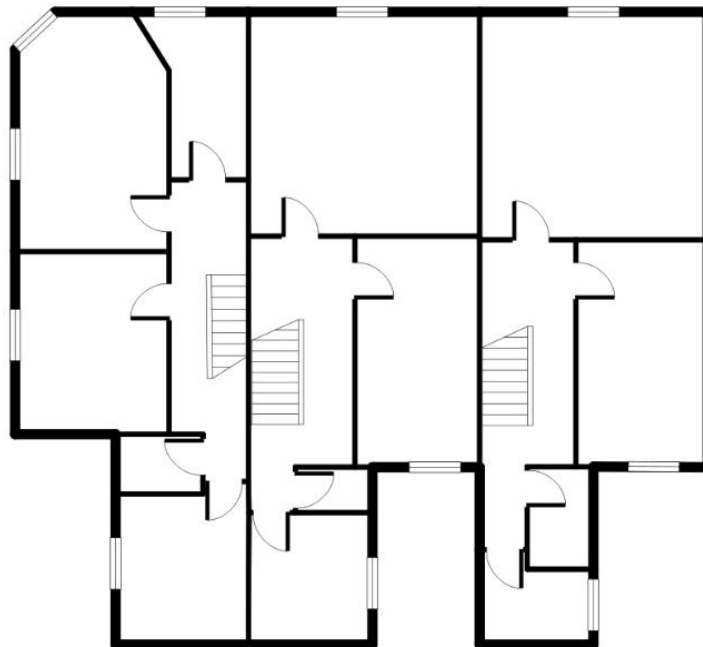
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GROUND FLOOR



FIRST FLOOR



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
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TQ1 1BB



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