

# 278-282 Torquay Road

Ref No: 3432

Paignton, Devon, TQ3 2EU



## Substantial Ground Floor Showroom Premises For Sale

Due to Relocation

Generous Ancillary Storage Unit and Parking to Rear

Retail Area Approximately 233m<sup>2</sup> (2,510 sq ft)

Scope to Split, Let or Occupy as a Whole

£415,000 Freehold

Interested in this property?

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## LOCATION

Situated on Torquay Road, the prime link between Torquay and Paignton town centres, the trading area presents an attractive and busy location with high occupancy level in neighbouring shops and free parking.

## DESCRIPTION

Currently arranged as one large showroom with office and storage units to rear, the premises could be divided into several retail units and the storage units separated entirely. This versatile space makes the property ideal for either investors or owner occupiers, who wish to capitalise on the flexibility of the accommodation and the huge roadside visibility.

The accommodation briefly comprises:-

### RETAIL AREA

#### SHOP 1

29' 9" x 22' 3" (9.06m x 6.77m) (max)

#### KITCHENETTE

6' 4" x 10' 2" (1.93m x 3.10m)

#### RETAIL 2

22' 8" x 48' 0" (6.91m x 14.63m) (max)

#### WC

#### RETAIL 3

28' 0" x 30' 4" (8.54m x 9.25m) (max)

Including:-

#### STORE ROOM

9' 8" x 9' 1" (2.94m x 2.77m)

### OFFICE ACCOMMODATION

#### OFFICE 1

10' 0" x 17' 10" (3.04m x 5.43m) (max)

#### MAIN OFFICE

23' 5" x 23' 0" (7.15m x 7.01m) (max)

Including **RECEPTION**.

#### STORE ROOM

7' 0" x 13' 10" (2.13m x 4.22m) (max)

#### WC

### **ANCILLARY STORAGE / INDUSTRIAL SPACE**

#### ENTRANCE HALLWAY

3' 8" x 10' 2" (1.11m x 3.09m)

#### OFFICE 1

11' 0" x 8' 10" (3.35m x 2.68m)

#### STORE ROOM 1

16' 0" x 6' 6" (4.88m x 1.98m)

#### STORE ROOM 2

15' 3" x 15' 5" (4.66m x 4.70m)

#### STORE ROOM 3

15' 9" x 32' 10" (4.80m x 10m)

#### STORE ROOM 4

21' 1" x 32' 2" (6.42m x 9.81m)

#### STORE ROOM 5

9' 10" x 26' 1" (3m x 7.94m)

#### GARAGE

9' 11" x 25' 4" (3.01m x 7.71m)

The property also benefits from a small yard to the rear, which can accommodate approximately three vehicles in single file.

#### TENURE

The property is sold freehold (with Vacant Possession), with all upper portions of the building sold off historically on long leaseholds. For further information please contact Agents.

#### RATEABLE VALUE

2017 List: £32,000.

**Please note this is not the Rates Payable.** Interested parties are advised to contact the Local Billing Authority, Torbay Council.

#### EPC'S

Showroom - EPC Rating B.  
Workshop - EPC Rating E.

#### VIEWING

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

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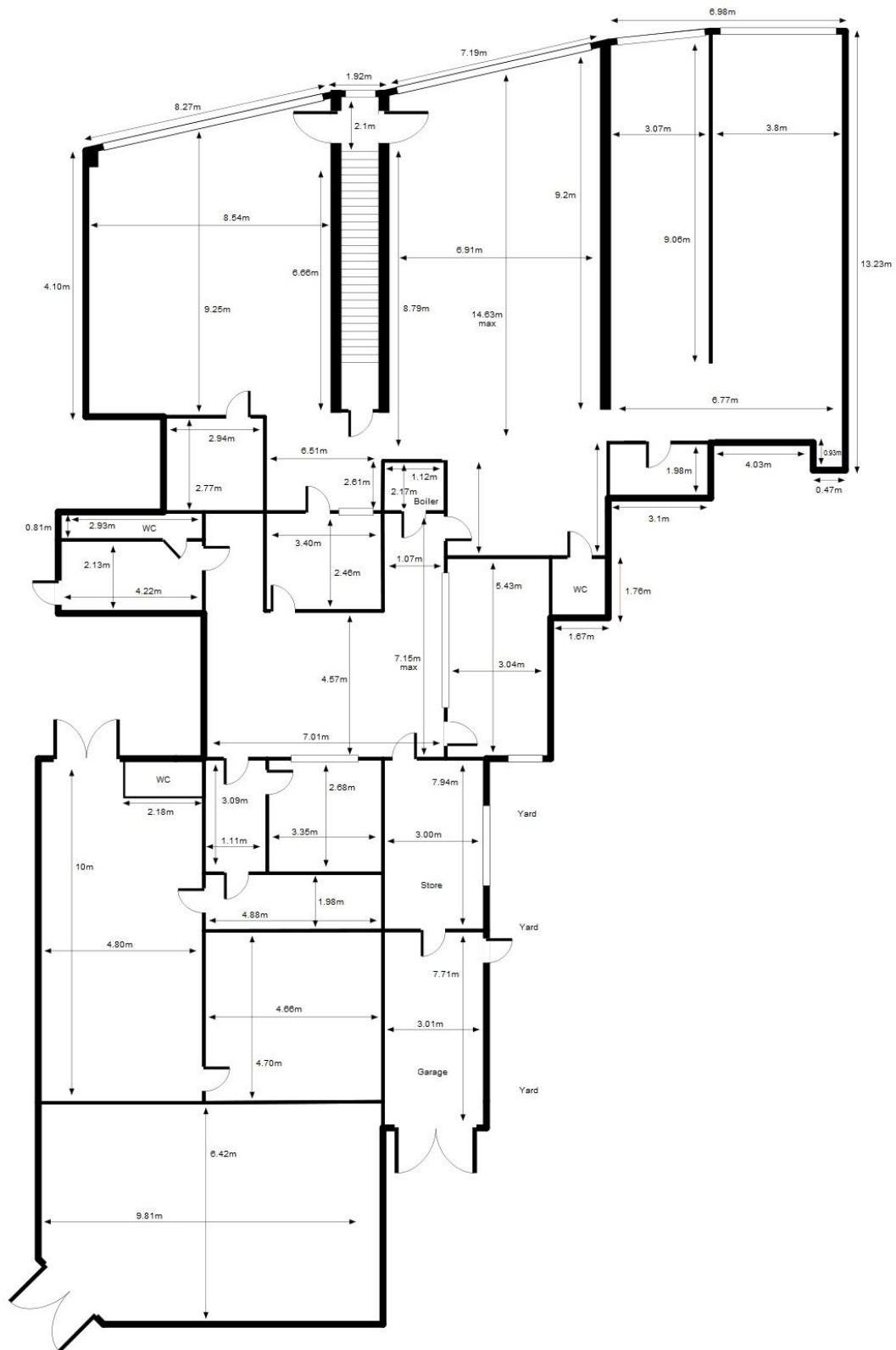


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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