

# 100 - 102 Belgrave Road

Ref No: 3447

Torquay, Devon, TQ2 5HZ



## Large Freehold Retail Showroom Property

74m<sup>2</sup> (795 sq ft) & Cellar Storage

24m Prominent Corner Frontage

Spacious 2 Bedroom Flat on First Floor

Suitable for Investors or Owner Occupiers - Must be Viewed

£189,950 Freehold

Interested in this property?

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## DESCRIPTION

A spacious mixed commercial and residential property, occupying a prominent corner location on a busy traffic thoroughfare.

The premises forms part of the local shopping parade serving a residential area, on the edge of Torquay's principle holiday accommodation area. It is ideal for a number of trades offering spacious ground floor showroom accommodation, with substantial frontage to both Belgrave Road and Bampfylde Road, with good sized cellar storage.

On the first floor there is a good size two bedroom flat, which could easily be separated from the retail accommodation.

Internal viewing of this spacious property, ideal for owner occupiers or investors is highly recommended and can be arranged by the agents.

The accommodation briefly comprises:-

### GROUND FLOOR SHOWROOM PREMISES

With corner frontage. 24m to Belgrave and Bampfylde Road.

### NET INTERNAL

74m<sup>2</sup> (796 sq ft).

Upvc double glazed windows.

### STORAGE AREAS

Staircase leads down to:-

### CELLAR STORAGE

12' 11" x 27' 3" (3.94m x 8.3m)  
With 5' 11" (1.8m) head room.  
14' 1" (4.28m) max.

### EPC AWAITED

### FIRST FLOOR

Entrance from Belgrave Road to:-

### HALLWAY

With staircase to:-

### FIRST FLOOR LANDING

### LIVING ROOM

15' 9" x 12' 10" (4.8m x 3.9m) (min).  
Triple aspect with windows overlooking Belgrave Road, South Street and Bampfylde Road. Central heating radiator and fire place.

### BEDROOM 1

13' 0" x 15' 8" (3.95m x 4.78m)  
Double glazed windows and radiator.

### BEDROOM 2

14' 9" x 11' 2" (4.49m x 3.40m)  
Double glazed windows and radiator.

### KITCHEN

13' 5" x 10' 11" (4.08m x 3.34m)  
Single drainer stainless steel sink unit, rolled edge kitchen working surfaces, cupboards and storage cabinets.

### BATHROOM

11' 2" x 7' 5" (3.4m x 2.27m)  
With bath, WC and wash hand basin. Gas fired combi boiler supplies central heating and hot water.

### RATEABLE VALUE

2017 List: £10,000.

100% Small Business Rate Relief available to Qualifying Small Businesses.

### COUNCIL TAX BAND B

### EPC RATING D

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 21021.

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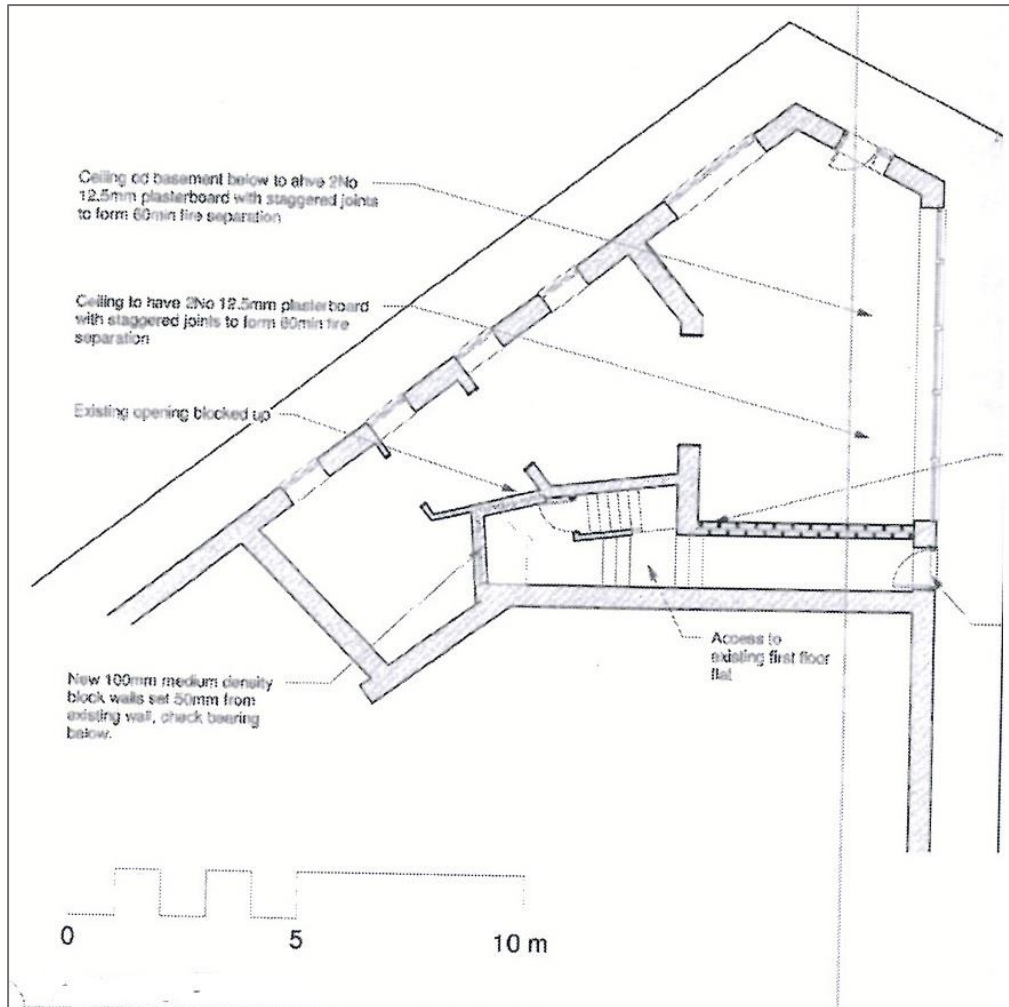




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## GROUND FLOOR



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## FIRST FLOOR



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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