

# 41 Seaway Road

Ref No: 3221

Paignton, Devon, TQ3 2NX



## A Substantial Freehold Property Comprising 4 Letting Units

Retail Shop/Office Let at £325 Per Month

Warehouse/Retail Counter Let at £500 Per Month

Two x 2 Bedroom Residential Flats Let at £550 Per Month Each

Gross Rental Income £23,100 Per Annum

Great Location Close to Seafont

£299,500 Freehold

Interested in this property?

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## DESCRIPTION

A substantial freehold investment property comprising a large corner building, arranged as two, 2 bedroom flats, a warehouse/retail counter and a retail/office premises.

All let and producing a gross rent of £23,100 per annum.

Occupying a great location close to Paignton seafront.

The accommodation briefly comprises:-

### RETAIL/OFFICE

Corner premises with parking forecourt.

Approx: 43m<sup>2</sup> (461 sq ft).

### EPC RATING E

### WAREHOUSE/RETAIL COUNTER

With vehicle and pedestrian entrance from Orient Road.

Approx 85m<sup>2</sup> (915 sq ft).

### EPC RATING F

### GROUND FLOOR FLAT

#### PORCH

#### HALL

#### LIVING ROOM

12' 6" x 8' 11" (3.8m x 2.71m)

#### KITCHEN

6' 2" x 8' 11" (1.89m x 2.71m)

#### BEDROOM 1

12' 4" x 12' 6" (3.77m x 3.82m)

#### BEDROOM 2

12' 4" x 9' 3" (3.77m x 2.82m)

#### SHOWER ROOM & WC

### EPC RATING D

### FIRST FLOOR FLAT

#### LANDING

#### LOUNGE

24' 3" x 27' 7" (7.4m x 8.4m)

#### KITCHEN

7' 3" x 7' 10" (2.2m x 2.4m)

#### BEDROOM 1

18' 8" x 14' 9" (5.7m x 4.5m)

#### BEDROOM 2

11' 6" x 7' 10" (3.5m x 2.4m)

#### BATHROOM

With separate WC.

### EPC RATING D

### VIEWING

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



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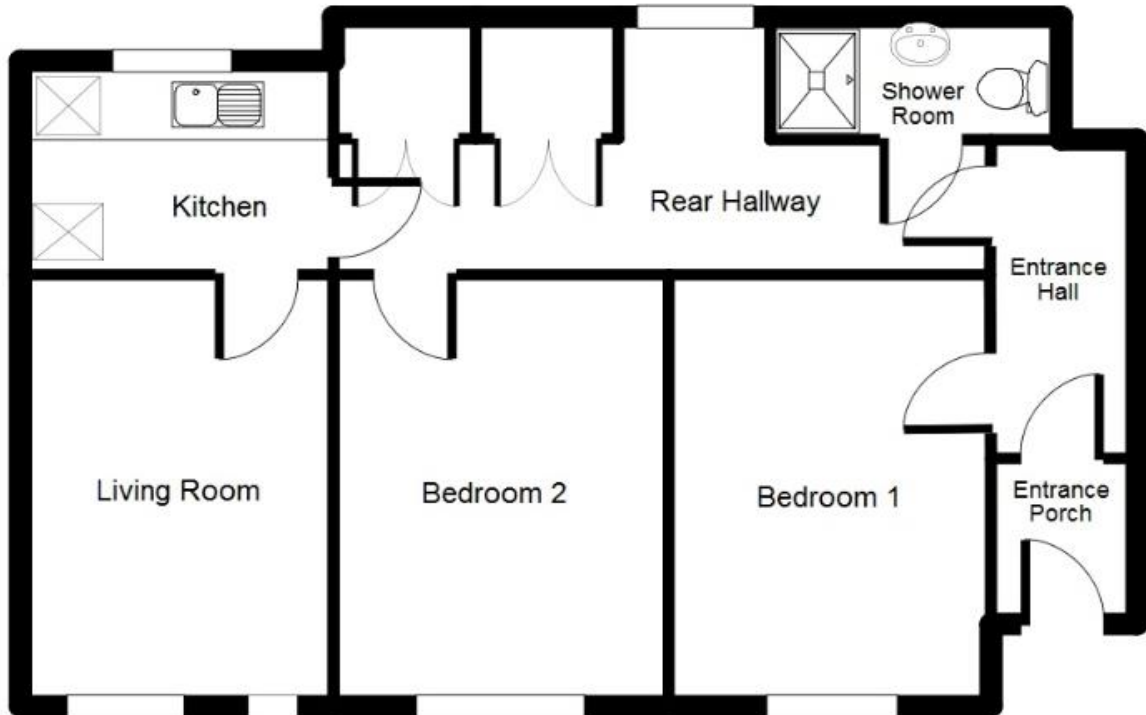
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## GROUND FLOOR FLAT



## FIRST FLOOR FLAT

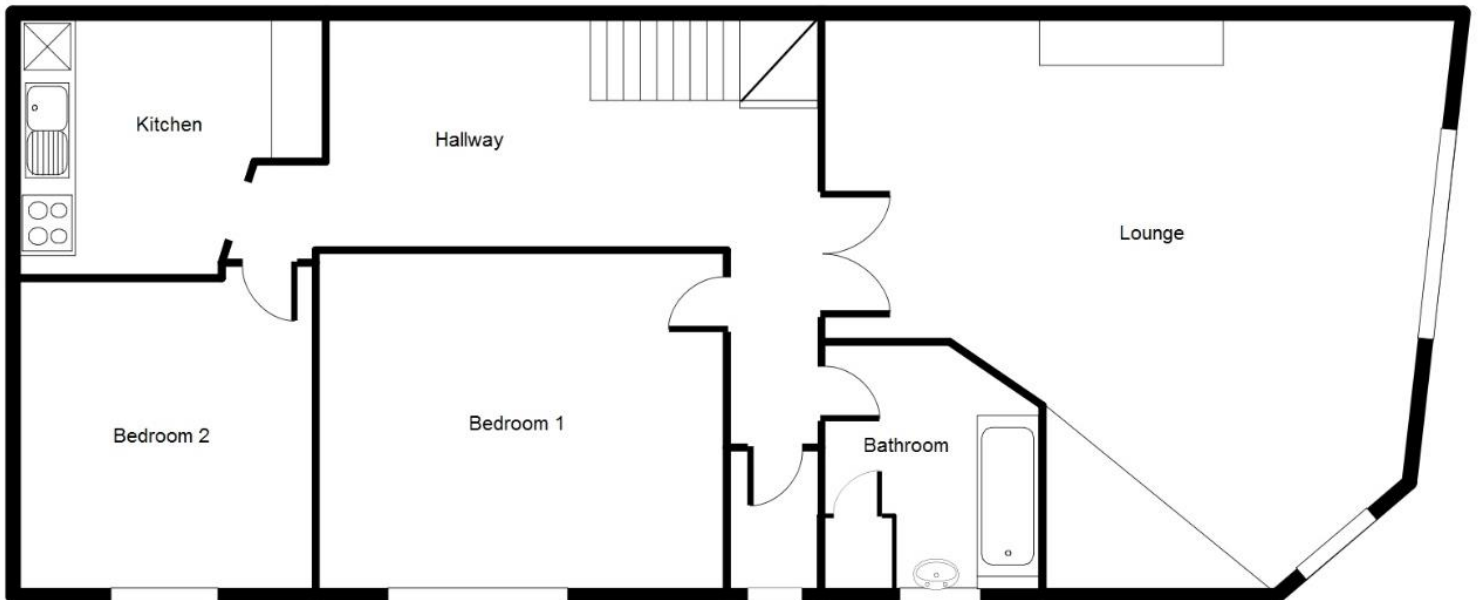


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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