

# 73 Torbay Road

Ref No: 5000

Paignton, Devon, TQ4 6AJ



## Mixed Use Freehold Investment Premises

Prime Location on Paignton's Torbay Road

Ground Floor Retail Unit Let to Established Business

Two Residential Flats Let on Assured Shorthold Tenancies

Producing an Income of Over £29,000 PA

£325,000 Freehold

Interested in this property?

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## LOCATION

Situated on Torbay Road, which connects Paignton town centre to the seafront, the premises enjoys the best of both Paignton's busy retail centre and the more tourist focussed area of town. It is also walking distance to Paignton's Sea Front, Town Centre and rail & coach station. The area is a highly sought after residential and commercial location.

## DESCRIPTION

A terrace property with ground floor commercial unit currently let at a rent of £14,000 per annum. The lease is on a rolling yearly term with repairing and insuring obligations. The 2 residential apartments are accessed via an external staircase at the rear of the property.

73a is let on an AST at a rent of £600 per month, 73b, a maisonette, is let for £695 per month. The current set up lends itself perfectly to either retaining under one freehold as a mixed-use investment or, to split the units on separate titles to realise a potential capital uplift.

The property comprises:-

### **RETAIL UNIT – 80.63m<sup>2</sup>**

Shop frontage opening on to the pavement with fixed awning and roller shutter. Main trade area, storeroom, staff cloakroom. Rear access.

### **SELF CONTAINED RESIDENTIAL ACCOMMODATION**

Access via rear lane and external staircase. The apartments are separately metered for gas & electricity. Water is included in the monthly rent.

### **73A APARTMENT**

Hall, bathroom, double bedroom with rear aspect, open plan lounge and fully fitted kitchen with front aspect.

### **73B MAISONETTE**

Hall, WC, double bedroom with rear aspect, fully fitted kitchen and lounge with front aspect. Stairs to first floor. Family bathroom, double bedroom.

## GENERAL INFORMATION

### **TENURE**

The property is being sold Freehold, subject to the commercial lease and the residential Assured Shorthold Tenancies.

### **COMMERCIAL LEASE**

The retail unit is let on a yearly rolling commercial lease. A percentage of the buildings insurance is included in the rent.

### **RATEABLE VALUE**

2023 List: £9,800.

Please note this is not Rates Payable. The tenant is responsible for all Rates Payable.

## COUNCIL TAX BAND A

### **SERVICES**

The premises is connected to all mains services.

### **VIEWING**

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

### **EPC RATINGS**

73 Torbay Road - C.

73A Torbay Road - D.

73B Torbay Road - D.



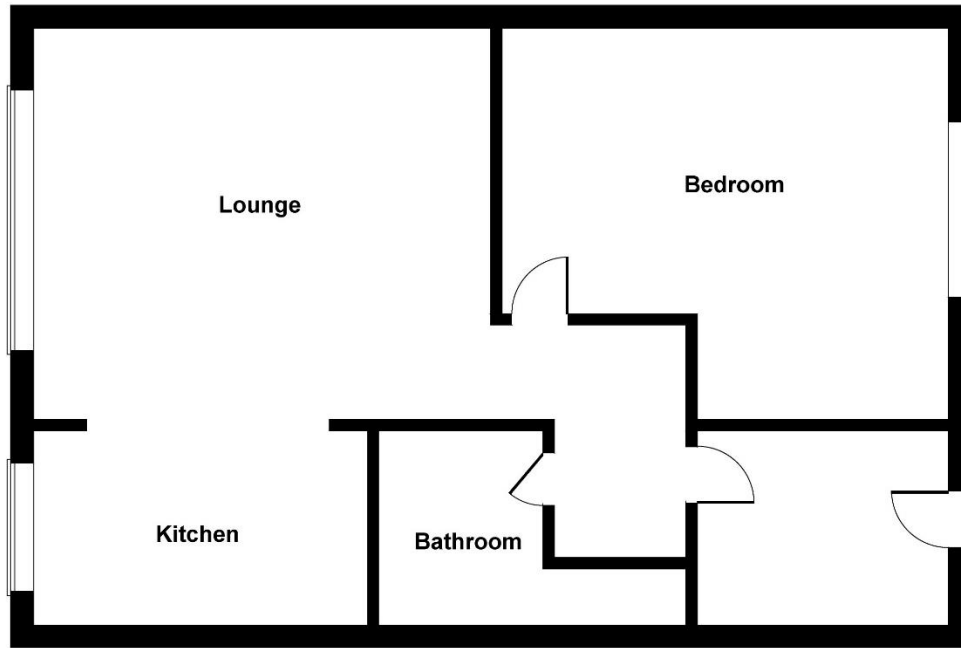
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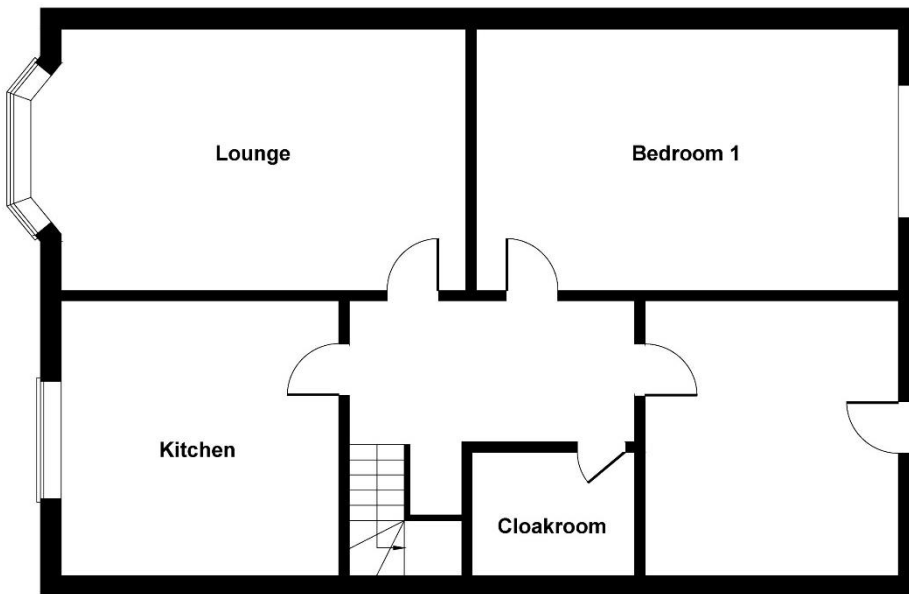


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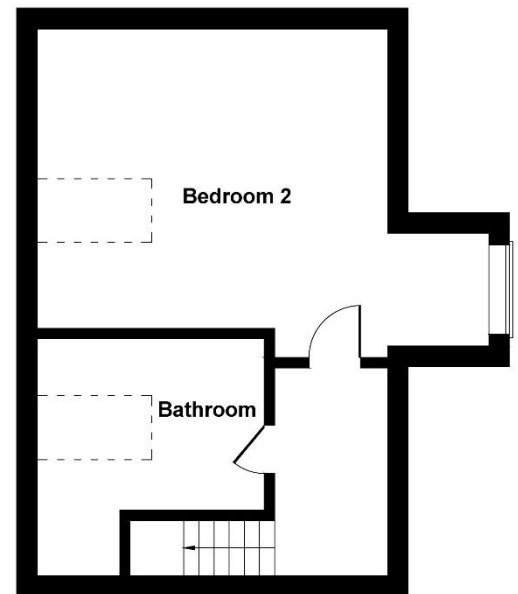
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**GROUND FLOOR (FLAT A)**



**FIRST FLOOR (FLAT B)**



**SECOND FLOOR (FLAT B)**

Not to Scale. Produced by The Plan Portal 2024  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
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