



335 Torquay Road

Paignton, Devon, TQ3 2EP



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High-Quality Freehold Residential Investment Opportunity
5 Self-Contained Residential Units – Mixture of 1 & 2 Bedroom Flats
Renovated to a High-Quality Specification and 2 With Balconies
Gross Rental Income of £49,800 Per Annum
Desirable Location in Central Preston, Paignton

LOCATION

Torquay Road is the main road connecting Paignton and Torquay. This property is ideally located in the central Preston area of Paignton.

Preston has become a highly sought after residential area with its parade of independent and national retailers and its easy access to Preston Sands. The property is well located on local bus links and makes it an ideal location for a residential investment.

DESCRIPTION

The freehold investment of the property is offered for sale and consists of five purpose-built flats over first and second floors.

The retail unit below has been split off onto long leasehold title and is not included with the sale of the freehold.

The flats have been managed well and renovated to a high standard over the last 4 years and offer an extremely well-maintained residential investment.

Ref No: 5039

£599,950 Freehold

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The accommodation briefly comprises:-

335A FLAT 1

1-bedroom flat on first floor, own entrance at rear and small outdoor space shared with flat 2.

335A FLAT 2

1-bedroom flat on first floor, outdoor space shared with flat 2.

335B FLAT 1

2-bedroom flat on first floor. Approx. 80sqm.

335B FLAT 2

2-bedroom flat on second floor. Approx. 70sqm. Outside balcony running length of flat with sea views.

335B FLAT 3

2-bedroom flat on second floor. Outside balcony running length of flat.

RENTS

UNIT	RENT (PCM)	RENT (PA)
335A FLAT 1	£725	£8,700
335A FLAT 2	£750	£9,000
335B FLAT 1	£900	£10,800
335B FLAT 2	£850	£10,200
335B FLAT 3	£925 (Currently Vacant)	£11,100
TOTAL	£4,150	£49,800

UTILITIES

Each flat has an individual electric, gas, and water meter, which tenants are responsible for. Each flat benefits from gas central heating and a gas combi boiler.

TENURE

The freehold of the property is offered for sale, subject to the assured shorthold tenancies of the flats and the long leasehold of the commercial unit below.

EPC RATINGS

335A FLAT 1 - B
335A FLAT 2 - B
335B FLAT 1 - C
335B FLAT 2 - D
335B FLAT 3 - D

COUNCIL TAX BANDS

335A FLAT 1 - A
335A FLAT 2 - A
335B FLAT 1 - A
335B FLAT 2 - B
335B FLAT 3 - A

VIEWING

Viewings can be arranged by prior appointment with the Sole Agents, Bettesworths. 01803 212021.

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Communal Area

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