



2-8 Winner Street

Paignton, Devon, TQ3 3BJ



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Large Freehold Investment with Development Potential
Arranged as 5x Commercial Units and 1x Residential Unit
Comprising Shop, Offices and a 2-Bed Flat
Current Rental Income of £38,000p.a. (Fully Let Income of £47,600p.a.)
Potential to Develop Commercial Units into Residential (STP)

LOCATION

Located on the corner of the entrance to Winner Street, the property is well located to benefit from the one way traffic entering Winner Street and is in a prominent position on the busy Totnes Road.

Winner Street is a vibrant secondary trading location, just outside the town centre and servicing the large surrounding area. It is comprised of a variety of independent retailers, service providers and professionals.

DESCRIPTION

The property is a large freehold investment, comprised of shops, offices and a residential flat. The shops are currently let to one tenant and stretches across three retail units. There is potential to split these units in the future to increase rental return.

The offices are arranged over 3-floors in the Grade II listed 'Belgrave House'. Currently two floors are let to a solicitor's firm, with the ground floor being a shared communal reception. The second floor and attic are currently vacant and could be let or developed to increase return. Previously the second floor was producing £800 pcm as an office let.

The basement of Belgrave House is a 2-bedroom flat. The flat is accessed via the rear of the property, through a private courtyard and garden.

Ref No: 5162

£385,000 Freehold

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The accommodation briefly comprises:-

BELGRAVE HOUSE (2 WINNER STREET)

GROUND FLOOR

GIA: 64m² (689 sq ft)

Currently arranged as reception area, 2x meeting rooms and a WC.

FIRST FLOOR

GIA: 93m² (1,001 sq ft)

Let entirely to Lister Langley Solicitors. This floor is arranged as 6 offices and has its own kitchenette and WC facilities.

SECOND FLOOR

GIA: 80m² (861 sq ft)

Currently vacant and arranged as 5 rooms with WC facilities.

ATTIC

There is a small staircase which leads to the attic space of the property. This could be utilised as storage for tenants in the offices.

BASEMENT (FLAT)

Access via a lane between 6 and 8 Winner Street, which leads into a private gravelled courtyard and garden area.

A spacious two-bedroom flat, let to a tenant at £800pcm.

TENURE

The property is offered for sale freehold, subject to the commercial leases, the residential AST and the long leasehold titles of the flats above 4, 6 & 8 Winner Street.

UTILITIES

Belgrave House (2 Winner Street) is connected to gas, electricity, water and mains drainage. The whole property is heated by a gas central heating system, which the Landlord recharges cost to the tenants.

The flat and each floor of offices have their own electricity meter.

4, 6 & 8 Winner Street has their own utility supplies, which the tenant is responsible for.

PRICE

An asking price of £380,000.

HISTORIC LISTINGS

Belgrave House (2 Winner Street): Grade II listing. Ref: 1293144

4 Winner Street: Grade II listing. Ref: 1195217

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

COUNCIL TAX

Known by the council as Basement Flat at 4 Winner Street: Band B.

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BUSINESS RATES

The following rateable values have been taken from the 2023 list of the VOA.

4-8 Winner Street: £13,250.

Gnd-1st Flrs 2, Winner Street: £9,300.

2 Nd Flr 2, Winner Street: £3,700.

TENANCY SCHEDULE

UNIT	TENANT	RENT (per annum)	LEASE EXPIRY
Basement Flat, 2 Winner Street	Private Individual	£9,600	Holding Over on AST.
First Floor Office, 2 Winner Street	Listers Langley Solicitors	£20,000	November 2029.
Second Floor Office, 2 Winner Street	Vacant	Previously Let For £9,600	
4,6 & 8 Winner Street	Private Individuals (T/a DJ Carpets)	£8,400	September 2025
	Passing Rent	£38,000	

EPC RATING

Basement Flat – E.

Belgrave House – Awaited.

4, 6 & 8 Winner Street - Awaited.

VIEWING

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

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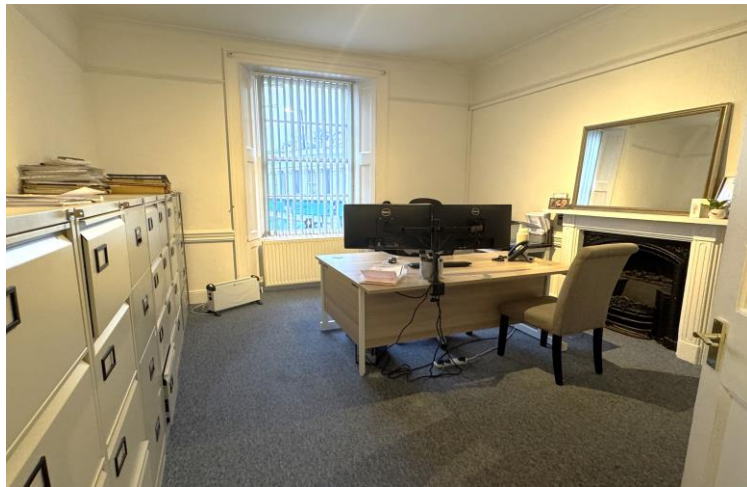


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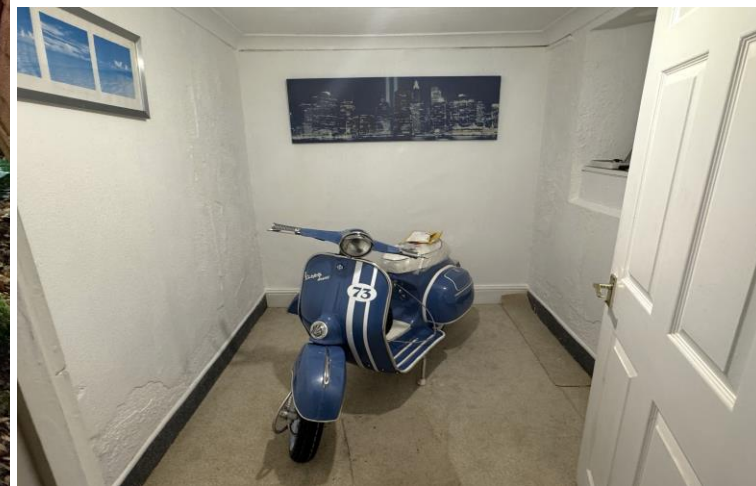


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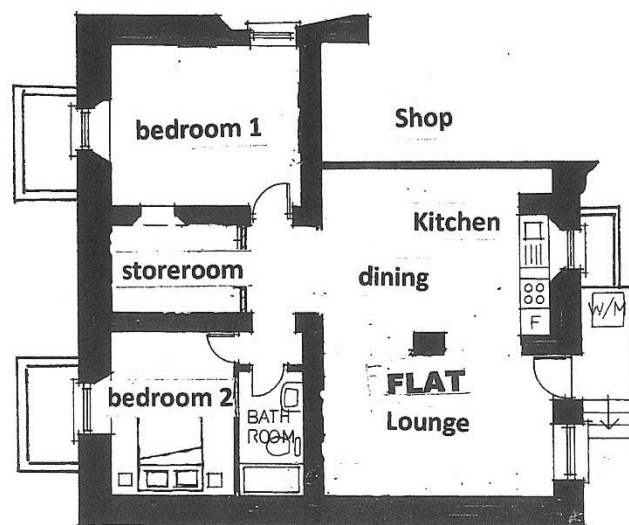


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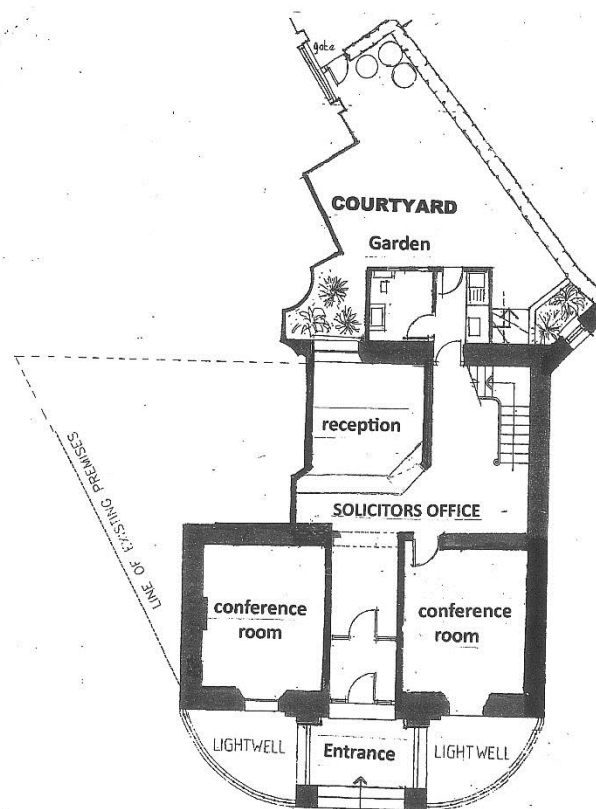


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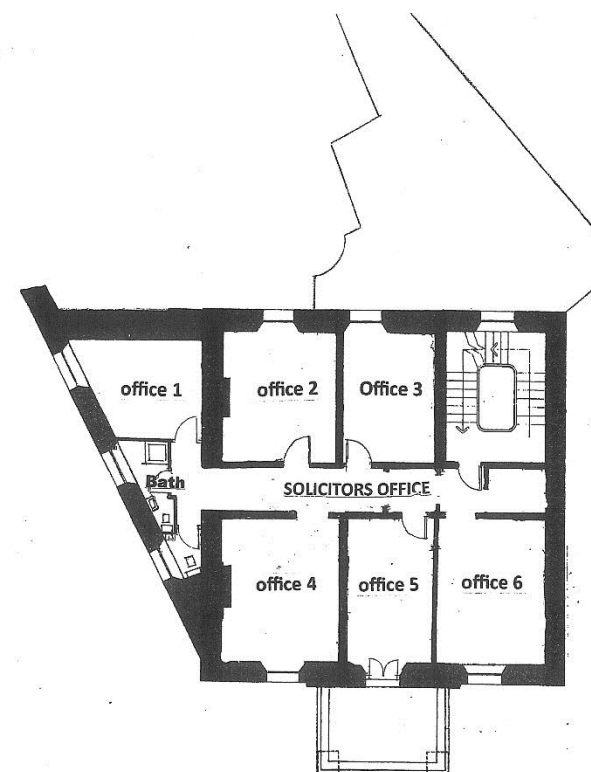
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BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



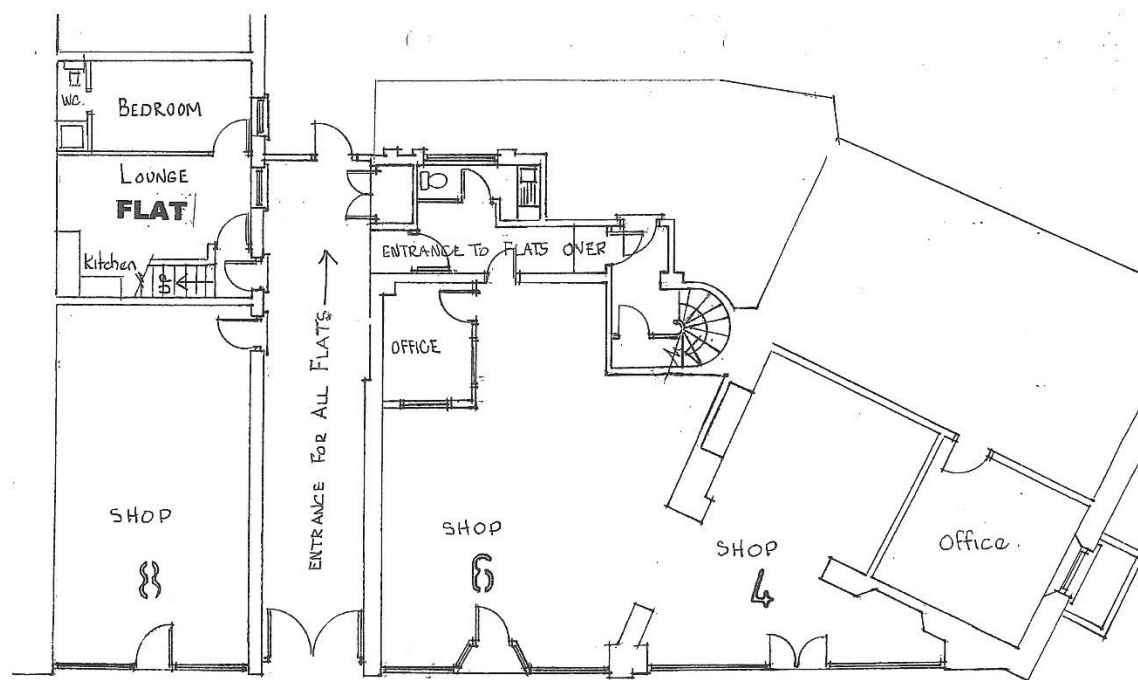
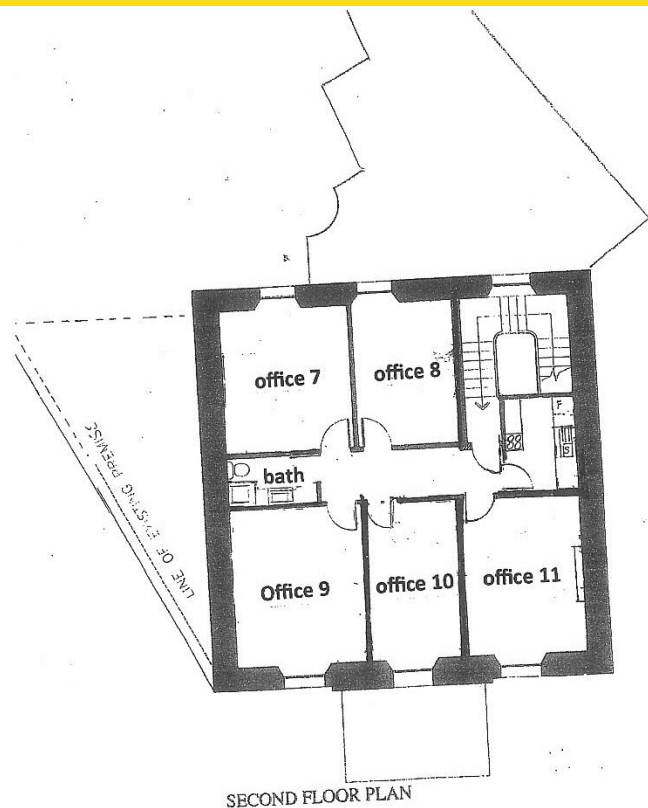
FIRST FLOOR PLAN

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Winner Street
ground floor plan. **EXISTING**

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29/30 Fleet Street
Torquay
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