



Walnut Lodge

1 Walnut Road, Torquay, Devon, TQ2 6HP



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**Extensive, Extended Former GP Doctors Surgery
Net Internal Area Extending to Approx. 250m² (2,690 sq ft)
Suitable for a Variety of Future Uses
Excellent Desirable Location Close to Amenities, Town & Seafront
For Sale with Full Vacant Possession**

LOCATION

The property is situated on Walnut Road, a thriving and popular parade of shops and commercial users in the Chelston area of Torquay. Walnut Road serves the affluent areas of Chelston, Cockington and also Shiphay.

This is a popular and sought after commercial and residential location, being convenient for local amenities, arterial routes, town, the seafront and Cockington Country Park.

Nearby occupiers include a large Co-op convenience store adjacent, a butcher, a post office, a takeaway and various other catering, beauty and professional service providers.

DESCRIPTION

Walnut Lodge is an extended original detached building, most recently used as a GP Surgery and then an NHS Clinic.

The original section of the building has attractive sandstone elevations under a pitched roof, with a modern matching red brick two part extension. Internally, the accommodation is cellular and has a large reception. It retains many of its original features.

Walnut Lodge would be suitable for numerous continued commercial or clinical uses or for conversion to single or multi unit residential use, (subject to necessary consents). The accommodation is arranged over ground, first and second floor with multiple points of external access and two internal staircases.

Ref No: 5188

£300,000 Freehold

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ACCOMMODATION

The accommodation is detailed on the attached floor plans.

TENURE

The property is being sold freehold, with Vacant Possession.

RATEABLE VALUE

We are informed that the Rateable Value of the property is

2023 List: £14,250.

Please note this is not Rates Payable. Certain occupiers may be eligible for measures of Rate Relief. Interested parties are advised to make their enquiries with the Agents.

EPC RATING C

LEGAL COSTS

Each party are to bear their own costs incurred in any transaction.

VAT

We are informed that the property has not been elected for VAT.

VIEWING

Viewing is by formal arrangements with the Sole Agents, Bettesworths. Tel. 01803 212021.



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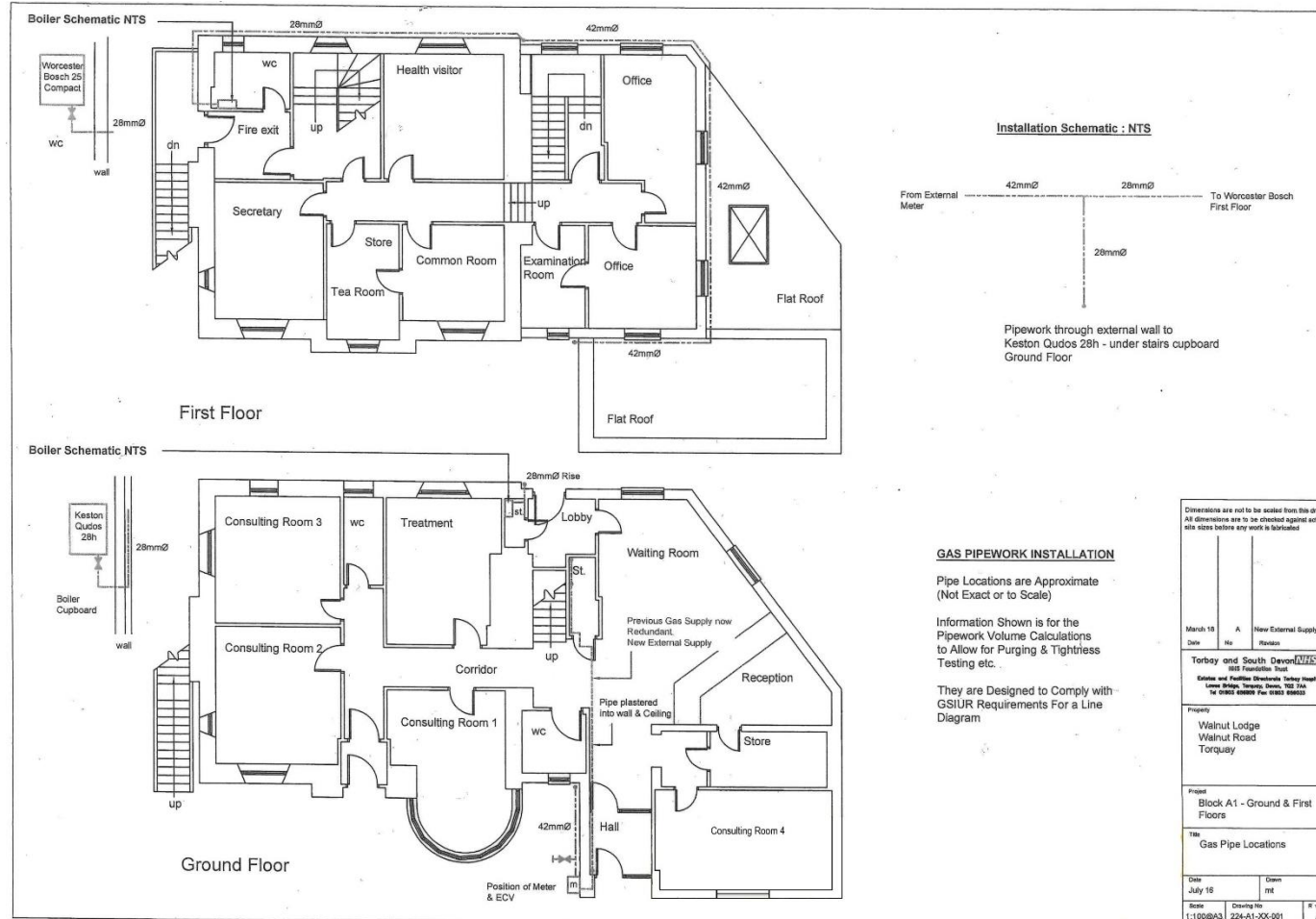
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Second Floor Plan not included

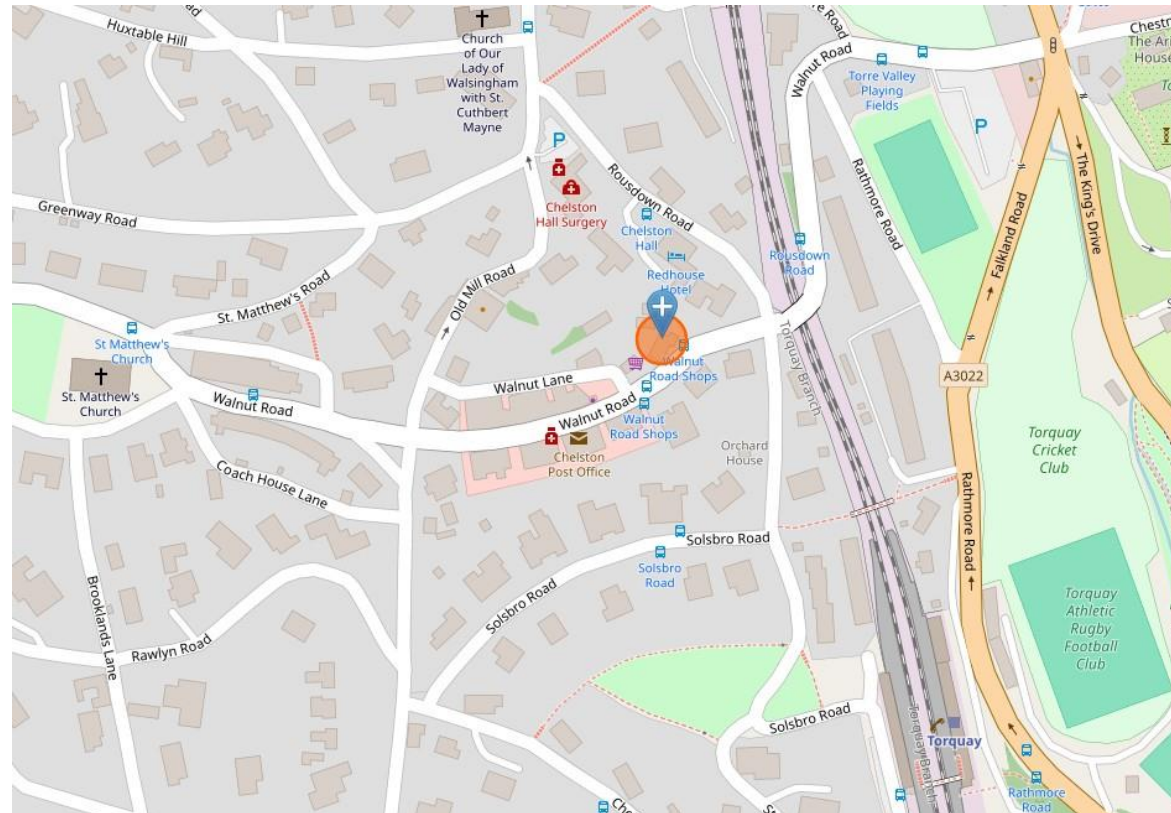
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
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