



Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ

Upper Floors Development Opportunity with Planning Permission
Planning Permission Approved For 2 x 2-Bed Flats & 2 x 1-Bed Flats
Convenient Access to Harbourside and Town Centre
Vacant Upper Floor Accommodation Currently Arranged as Store Rooms
Access via Rock Road to the Rear of Fleet Street

LOCATION

The property is situated in a highly central position in Torquay, on Fleet Street, one of the town's principal commercial streets. The location benefits from excellent access to the town centre, harbour, seafront, restaurants, cafés, leisure facilities and public transport connections.

Fleet Street forms part of Torquay's main retail and commercial core and is well placed for access to Torquay Harbourside, Union Street, the seafront and the wider English Riviera. The rear access from Rock Road provides an existing dedicated entrance to the upper floor accommodation.

DESCRIPTION

The property comprises the upper floors of 33 Fleet Street, Torquay, currently vacant and arranged as store room accommodation.

The plot is to be sold by way of a new long leasehold title, to be created on sale. Planning permission has been approved via Torbay Council under planning reference P/2023/1095 for the conversion of the upper floors to provide 4 residential units arranged over three floors. The proposed accommodation comprises 2 x 1-bedroom flats and 2 x 2-bedroom flats. Planning permission is valid until February 2028. Alternative development under permitted development rights may be possible.

This is an excellent opportunity to acquire a town centre development project with planning consent already achieved, providing scope for onward sale or retention as a residential investment once completed.

Ref No: 5541

£150,000 Long Leasehold

Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ

ACCOMMODATION

The accommodation is currently vacant and arranged as store rooms.

The approved proposed scheme provides the following residential accommodation:

UPPER GROUND / FIRST FLOOR LEVELS

FLAT ONE

1-bedroom studio apartment, with mezzanine bedroom.

Approximate area: 38 sq m.

FLAT TWO

1-bedroom studio apartment, with mezzanine bedroom.

Approximate area: 37 sq m.

Communal space for ancillary provision including bin store and cycle racks.

SECOND FLOOR

FLAT THREE

2-bedroom apartment.

Approximate area: 57 sq m.

THIRD FLOOR

FLAT FOUR

2-bedroom apartment.

Approximate area: 57 sq m.

TENURE

The property is being sold by way of a new long leasehold title to be created on sale.

Flexible lease terms are available but proposed 999-year lease at a peppercorn ground rent and a 50% split of repair liability managed via a service charge.

ASKING PRICE

An asking price of £150,000.

PLANNING

Planning permission has been approved via Torbay Council for the creation of 4 residential units. Further details are available on Torbay Council's Planning Portal using reference: P/2023/1095. Planning is valid until February 2028.

EPC RATING C

BUSINESS RATES

Business Rates are currently combined with the ground floor retail accommodation and would need to be split should there be continued commercial use.

VIEWING

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

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](https://www.bettsworths.co.uk)





Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



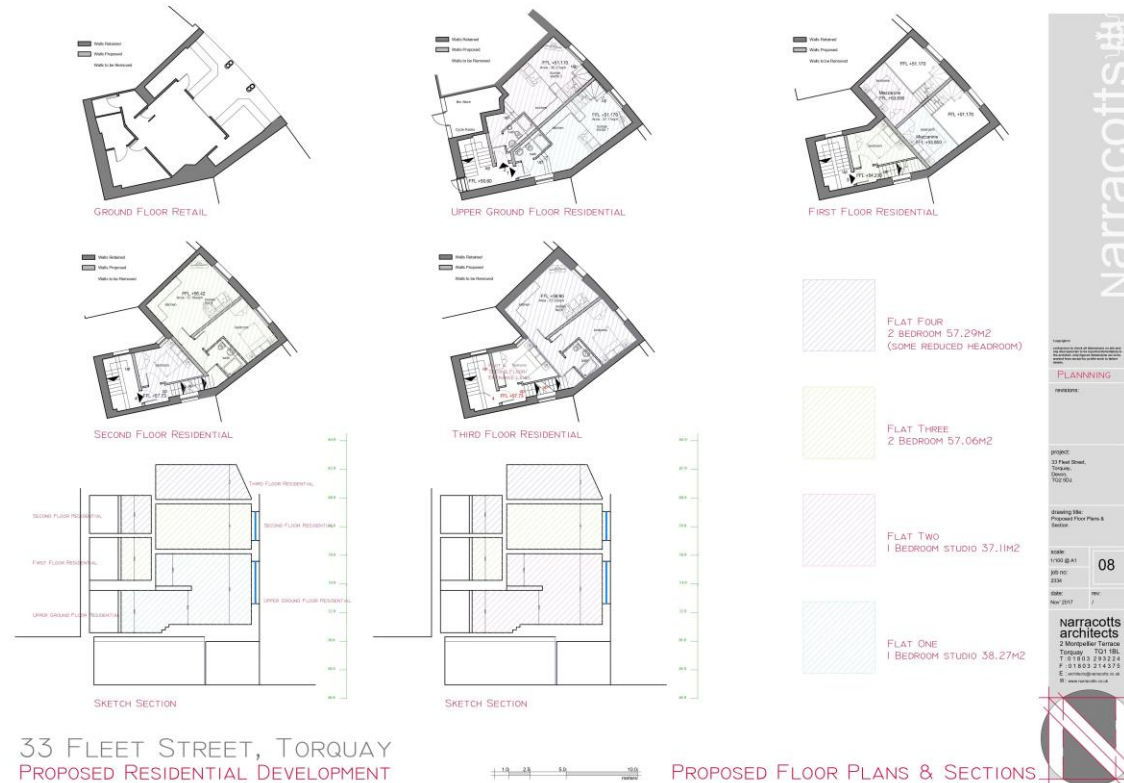
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Upper Floors Plot

33 Fleet Street, Torquay, Devon, TQ2 5DJ



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

