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251 Torquay Road

Paignton, Devon, TQ3 2HL

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**Freehold Mixed-Use Comprising a Shop and Flat
Arranged as a Ground Floor Former Café and First Floor 2-Bed Flat
Separate Access to Both Commercial & Residential Accommodation
Suitable for Owner Occupiers Seeking Live/Work Premises
Potential to Split the Units for Investment or Future Sale (subject to consent)**

LOCATION

The property occupies a prominent position on Torquay Road, one of Paignton's principal arterial routes linking Paignton and Preston with Torquay. The area is a well-established mixed commercial and residential location, benefiting from regular passing traffic and good visibility.

Paignton town centre, seafront and railway station are all within easy reach, whilst nearby occupiers include a range of independent retailers, takeaways, cafés and service providers. The location would suit owner occupiers seeking a combined residential and business opportunity, as well as investors looking to maximise rental return from separate commercial and residential lettings.

DESCRIPTION

A freehold mixed-use property comprising a ground floor retail unit, formerly operated as a café, together with a separate two-bedroom flat arranged over the first floor. The property is currently owner occupied throughout and benefits from separate access points for the commercial and residential accommodation, allowing flexibility for a variety of future uses.

The property offers potential for a purchaser to operate a business from the ground floor whilst residing above, or alternatively for investor/developers to separate the units and create independent rental investments. There may also be future potential for title splitting and onward disposal of the units separately, subject to any necessary legal consents and permissions. Both the commercial and residential elements would benefit from cosmetic improvement and modernisation to enhance overall presentation and rental appeal.

Ref No: 5504

£195,000 Freehold

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The accommodation briefly comprises:-

RETAIL AREA

13' 9" x 34' 1" (4.2m x 10.4m)

KITCHEN

15' 5" x 10' 6" (4.7m x 3.2m)

STORE

10' 2" x 5' 7" (3.1m x 1.7m)

WC

6' 11" x 4' 11" (2.1m x 1.5m)

Doors leading to rear courtyard garden.

RESIDENTIAL ACCOMMODATION

ENTRANCE HALLWAY

21' 1" x 3' 11" (6.42m x 1.2m)

With stairs rising to first floor accommodation.

KITCHEN (LANDING AREA)

8' 10" x 7' 3" (2.7m x 2.2m)

LOUNGE/DINER

14' 5" x 18' 8" (4.4m x 5.7m)

BEDROOM

13' 9" x 10' 10" (4.2m x 3.3m)

With en suite facilities.

BATHROOM

10' 10" x 7' 3" (3.3m x 2.2m)

BEDROOM

12' 6" x 10' 4" (3.8m x 3.15m)

TENURE

The property is offered for sale freehold with vacant possession upon completion.

ASKING PRICE

An asking price of £195,000.

EPC'S

Commercial EPC Rating C.

Residential: EPC Rating E.

BUSINESS RATES

2026 List: £7,700.

Please note this is not Rates Payable. Qualifying occupiers may benefit from Small Business Rates Relief. Interested parties are advised to make their own enquiries with Torbay Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

VIEWING

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

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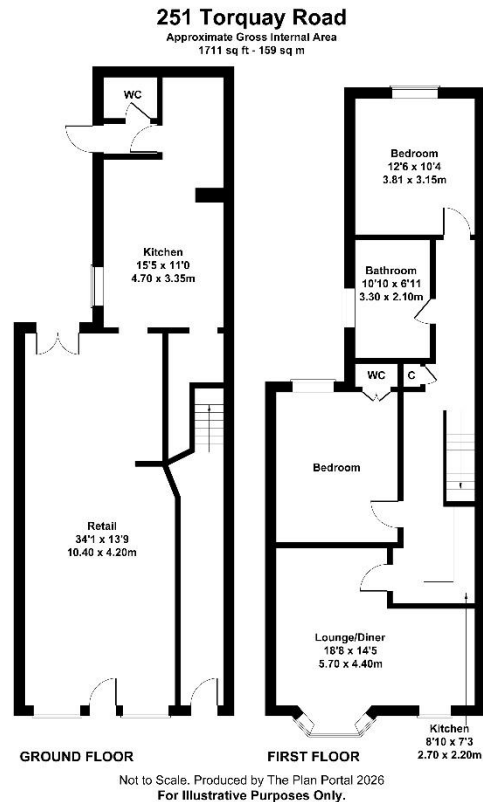


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www.bettesworths.co.uk
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Devon
TQ1 4NB



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.

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