

DEVELOPMENT
INVESTMENT
RESIDENTIAL

Substantial and well located Residential Investment Premises
comprising 4 One Bedroom and 5 Studio Flats with ample Car Parking
on a site of approximately 0.20 of an Acre, with Development Potential



4 Northleigh House
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**Offers in excess of £565,000 for this well-located Investment with Development Potential
Flats 1 – 9, St Moritz, Shedden Hill Road, Torquay, TQ2 5NX**

SITUATION AND DESCRIPTION

This is an unusual opportunity to acquire a substantial Period Residential Investment premises in a prominent location in Shedden Hill Road, just a short walk from the Sea Front area in the centre of Torquay. The site is a substantial level site totalling approximately 0.20 of an Acre and offers ample Car Parking for the flats. The property is in a mainly residential area with a range of period houses and other properties converted to flats and apartments, with the adjoining site being a church. The site was converted to flats many years ago and is unusual in that each floor has its own access so no more than 3 flats are accessed from any common entrance. The premises are also suitable for a possible Residential redevelopment, subject to the usual consents.

Torquay forms part of the Torbay conurbation and is a popular holiday and retirement destination. Torquay town centre is within an easy drive from the area with ease of access to the recently upgraded A380 Kingskerswell Bypass linking Torquay to Newton Abbot and then Exeter which links to the M5 motorway. Torquay's Railway Station offers connections to Exeter and London Paddington, with Exeter offering a National and International Airport and Plymouth to the south offering a ferry port with regular sailings to Northern France and Spain.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from Sheddon Hill Road the site has a large level car park area with ample car parking. From this area a door leads to

Flat No 1 – Ground Floor **£480 pcm**
Currently arranged as Sitting Room, Kitchen, Bedroom and Bathroom.

Studio / Flat No 2 – Ground Floor **£395 pcm**
Sitting Room / Bedroom, kitchen and bathroom.

Flat No 3 – Ground Floor **£430 pcm**
Currently arranged as Sitting Room, Kitchen, Bedroom and Bathroom.

Studio / Flat No 4 – First Floor **£360 pcm**
Sitting Room/ Bedroom, Kitchen and Bathroom.

Flat No 5 – First Floor **£480 pcm**
Spacious flat with Bay windows in the Sitting Room, Kitchen, Bedroom and Bathroom

Studio / Flat No 6 – First Floor **£375 pcm**
Sitting Room / Bedroom, Kitchen and Bathroom.

Studio / Flat No 7 – Second Floor

Sitting Room and Bedroom, Kitchen and Shower Room

Flat No 8 – Second Floor

Sitting Room, Kitchen, Bedroom and Bathroom

Studio / Flat No 9 – Second Floor

Sitting Room and Bedroom, Kitchen and Shower Room

EXTERNALLY

The building is well sited on the plot with Flat No 3 benefitting from a private and secure Courtyard area. To the front and side is a generous communal Car Parking area offering ample car parking including visitor spaces for the Flats. The site totals some 0.20 of an Acre.

ASKING PRICE

Offers are sought in excess of £565,000 for the freehold subject to and with the benefit of the Assured Shorthold Tenancies as at completion. The total rent roll is currently £3,810 per calendar month (£45,720 pax) with the opportunity to increase some of these rents to bring them in line with the market.

ENERGY PERFORMANCE CERTIFICATE

An updated Energy Performance Certificate has been requested for each of the flats and will be available shortly.

£420 pcm VAT

VAT is not payable on the sale price of this property.

£450 pcm SERVICES

We understand that mains water, drainage and electricity are available to the property. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs any proposed development.

£420 pcm

LEGAL COSTS

Each party will be required to pay their own legal costs involved in this transaction.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon. (07831 273148) Ref (0437)

Agents Note – It will be necessary to provide at least 48h hours' notice to the tenants for any internal viewings.



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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.