

FOR SALE

PROMINENT MAIN ROAD MIXED USE INVESTMENT PREMISES COMPRISING GROUND FLOOR SHOP WITH 2 FLATS OVER AND REAR WAREHOUSE

Ground Floor Retail Unit of 67 sq.m (722 sq.ft) plus rear Warehouse of 104 sq.m (1,119 sq.ft)
Plus a 2 Bedroom Flat on the First Floor and a 1 Bedroom Flat on the Second Floor

239 TORQUAY ROAD, PAIGNTON, DEVON, TQ3 2HW



An opportunity to acquire the freehold of this substantial Town Centre Investment premises fronting Torquay Road at a busy junction with Upper Manor Road. The Ground floor is let to a busy Hair and Beauty Salon with a Warehouse to the rear which is currently vacant, having been let to a firm of Carpet Fitters. On the first floor is a 2 bedroom flat, with a 1 bedroom flat on second floor. Both flats have recently been redecorated with the common areas re-carpeted, and are vacant ready to let. The rear warehouse is suitable for re-letting or can be used by the purchaser.

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SITUATION AND DESCRIPTION

The premises are prominently located in a central position fronting Torquay Road on the junction with Manor Road and Upper Manor Road. This is a busy location, close to a Sainsburys Local, Wicks and Anytime Fitness, a Doctors Surgery and Pharmacy plus a range of local and regional retailers. This is a mixed use area close to the retail area but with a good mix of residential properties to the rear. The sea front is also just a short walk away making this a sought after location.

Paignton forms part of the Torbay conurbation and is a popular holiday and retirement destination. The total resident population of Torbay is approximately 135,000 and is boosted considerably during the summer months. Both Paignton and Torquay town centres are within an easy drive from the site, with it being located close to a major link road and bus route. Paignton's Railway Station offers connections to Exeter and London Paddington, with the M5 Motorway network accessed via the A380 dual carriageway from Newton Abbot to Exeter via Junction 30 of the M5 at Exeter. The property would suit an investor looking to let both flats and retain the whole property, or possibly sell off the flats and retain the Commercial Investment and freehold.

ACCOMMODATION

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

GROUND FLOOR RETAIL PREMISES

Retail Area No 1 **6.36m x 5.23m (20'10" x 17'2") max**

Large aluminium glazed display window with pair of glazed entrance doors. Suspended ceiling with integrated strip lighting. Laminate floor. Leading off to the rear is a

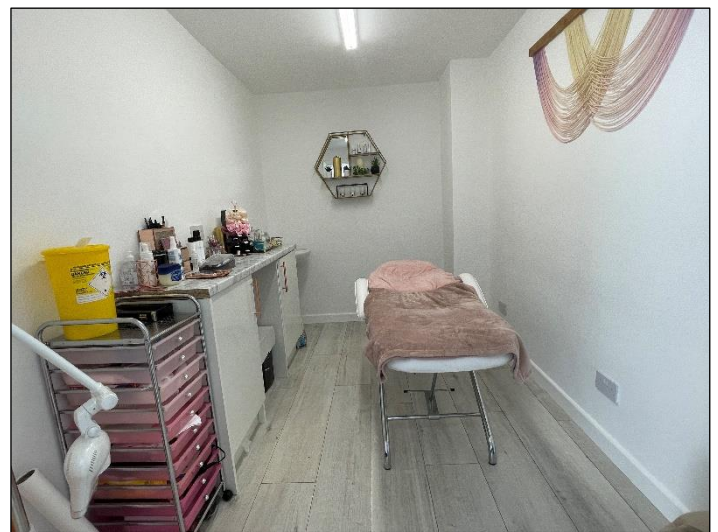


Treatment Room **3.31m x 2.07m (10'10" x 6'7") max** Strip lighting. Vinyl floor. Pedestal wash basin.

Toilet Low level WC suite with wash basin.

Relaxation Room **3.35m x 2.33m (10'11" x 7'8") max** Laminate floor. Wash basin.

Rear Store / Kitchen **3.63m x 3.40m (11'11" x 11'2") max** Fitted kitchen area with base units with work top and inset stainless steel sink unit with single drainer. Strip lighting and power as fitted. Useful storage and staff room area.



Hair Room **3.29m x 2.08m (10'9" x 6'10") max** Strip lighting. Laminate floor. Back was basin with shower attachment.



Toilet Low level WC suite with wash basin.

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THE FLATS

Accessed from the front via a separate door leading to a spacious ground floor entrance hall and lobby with space for bike or pram storage. Stairs lead up to

FIRST FLOOR

Landing with stairs to second floor and door to

FLAT 1

Sitting Room

4.95m x 4.43m (16'3" x 14'6") max

Irregular shape. Laminate floor. Electric wall heaters. UPVC bay window plus further window making this a light and airy room. Leading off is a ...



Kitchen

3.57m x 2.18m (11'9" x 7'2") max

Range of wall and base units with worktops and inset stainless steel sink unit with single drainer. Space for washing machine. Electric oven with 4 ring hob with extractor over. Tiled splashbacks.



Bathroom

Panelled bath with mixer attachment over. Pedestal wash basin. Low level WC suite. Part tiled splashback.

Bedroom 1

4.77m x 3.50m (15'8" x 11'6") max

Window to rear. Laminate floor. Electric wall heater.



Bedroom 2 / Study

3.43m x 2.72m (11'3" x 8'11") max

Window to rear. Electric wall heater. Laminate flooring.

SECOND FLOOR

Stairs from the first floor landing to....

FLAT 2

Sitting Room

4.06m x 2.79m (13'4" x 9'2") max

Large bay window. Electric wall heater.



Kitchen

2.78m x 2.20m (9'2" x 7'3") max

Fitted range of base units with worktop and inset stainless steel sink unit and single drainer. Space for Cooker and fridge. Velux roof light.

Shower Room

Shower cubicle with Mira electric shower unit. Wash basin.

Toilet

Low level WC suite.

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Bedroom 1 3.29m x 2.80m (10'9" x 9'2") max
Window to rear. Electric wall heater. Laminate flooring.



REAR WORKSHOP

Accessed from the rear service road with roller shutter door to

Workshop 12.92m x 7.37m plus 4.99m x 1.77m
(42'4" x 24'2" plus 16'4" x 5'9" ») max
Useful workshop / store with concrete floor. Roof lights. Strip lighting.
Power as fitted. Constructed within the area are the following

Store Room 4.40m x 3.38m (14'5" x 11'1") max
Power and light as fitted. Doors to

Office 2.63m x 2.37m (8'8" x 7'9") max
Window to workshop. Power and light as fitted.

Office No 2 2.69m x 2.47m (8'10" x 8'1") max
Power and light as fitted. Window to workshop area.

Toilet
Low level WC cubicle and wash hand basin.



TENANCIES

The current tenancies and occupation details for the property are as follows: -

RETAIL PREMISES

The ground floor retail area is occupied by Peter Sengun Trading as Fabulash by way of a 6 year effective FRI lease from the 21st October 2020 to expire on the 20th October 2026 at a current passing rent of £6,000 per annum. The lease includes a tenant break clause with 6 months prior written notice. We understand the lease is inside of the security of tenure provisions of the landlord and tenant act.

REAR WORKSHOP / STORE

The premises have recently been occupied by a firm of carpet fitters on a 3 year lease at a rent of £7,000 per annum, but will be vacant at the point of sale, and is available either to re-let or to be used by the purchaser.

FIRST AND SECOND FLOOR FLATS

The flats have recently been refurbished, and have not been let since. This offers the purchaser the chance to let the 2 flats or possibly sell them off and retain the freehold and ground floor accommodation.

We have been advised by a local letting agent that the rents achievable for the flats are £700 pcm for the 2 bed flat and £600 pcm for the 1 bed flat. This gives a rental income for the 2 flats of £15,600 per annum.

PRICE AND TENURE

Offers are sought in excess of £299,500 for the freehold subject to and with the benefit of the tenancies as at completion. This offers an investor the potential of a rental income of £28,600 per annum and a gross return before purchase costs of 9.5% once the two flats and warehouse are let.

SERVICES

We understand that mains water, drainage and electricity are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

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BUSINESS RATES

Rateable Value - Retail Unit - £8,200 (2017 Valuation list)
Rateable Value - Rear Store - £4,500 (2017 Valuation list)

For further details of the Rates payable, please contact the Business rates Department at Torbay Council (0803 201201)

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC summary is attached to these particulars. A full copy is available to download from the web site. The rating is: - D 82.

We have also attached a summary of the EPC for the flats above. The rating for these is: D 64

VIEWING

Strictly by prior appointment only with the Landlords sole agents, for the attention of Tony Noon (07831 273148) Ref (0637)



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Energy performance certificate (EPC)		
239 Torquay Road PAIGINTON TQ3 2HW	Energy rating D	Valid until: 29 December 2029 Certificate number: 9100-3062-0510-0590-0071

Property type A1/A2 Retail and Financial/Professional services

Total floor area 76 square metres

Rules on letting this property

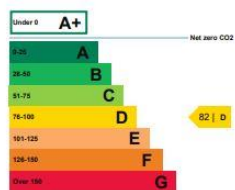
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 31 | B

If typical of the existing stock 91 | D

Energy performance certificate (EPC)

Flat 2 239, Torquay Road PAIGINTON TQ3 2HW	Energy rating D	Valid until: 28 December 2028 Certificate number: 8138-6022-5129-6438-4926
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Property type

Top-floor flat

Total floor area

37 square metres

Rules on letting this property

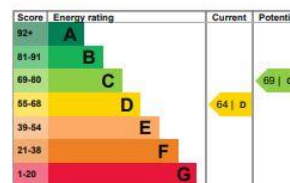
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

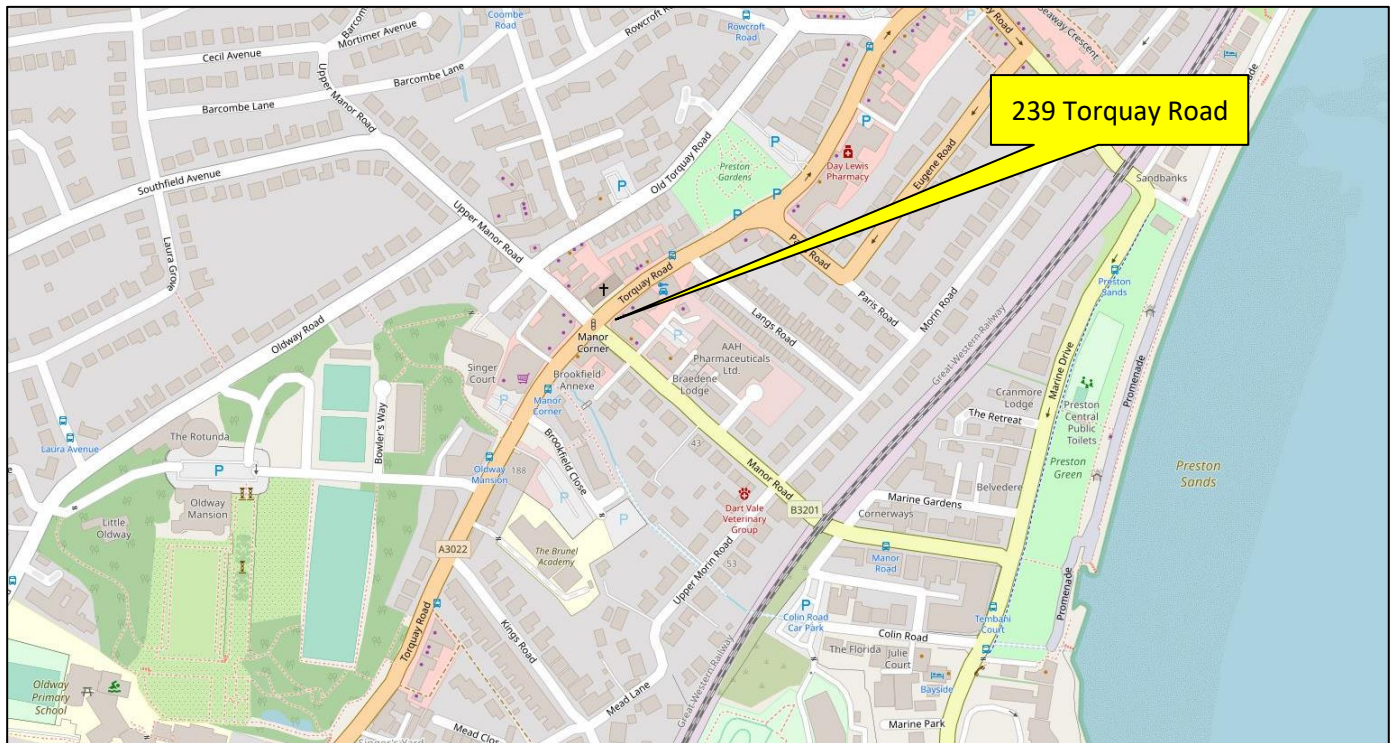
Rear entrance to Store - (Middle roller shutter door)



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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.