



# 69 Belgrave Road

Torquay, Devon, TQ2 5HZ



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**Mixed Use Mid-Terrace Property in Central Torquay**  
**Ground Floor Commercial GIA Approx. 39m<sup>2</sup> (420 sq ft)**  
**Self-Contained 1 Bedroom Flat Over Upper Floors with Attic Room**  
**Scope for Residential Conversion of Ground Floor (STP)**  
**Freehold Sale with Vacant Possession**

## LOCATION

Situated on Belgrave Road, the property occupies a convenient and accessible position in the heart of Torquay. This central location provides easy access to local amenities, transport links, and the nearby town centre. It is ideally suited to owner-occupiers, investors, or developers looking to add value through renovation or reconfiguration.

## DESCRIPTION

A mid-terrace mixed use property arranged over three floors, comprising a ground floor office and a self-contained residential flat on the upper levels.

The ground floor provides approximately 39m<sup>2</sup> (420 sq ft) of commercial space, with potential to convert to residential use, subject to the necessary planning permissions. The first and second floors comprise a 1-bedroom flat with an attic room. The entire property is in need of renovation and presents an excellent opportunity for enhancement.

The property benefits from an interlinked fire alarm system and electric panel heaters. Both units are separately metered for water and electricity.

Ref No: 5284

£170,000 Freehold

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## ACCOMMODATION

### GROUND FLOOR (COMMERCIAL)

#### OFFICE

12' 11" x 10' 10" (3.93m x 3.29m)

With large opening into:-

#### OFFICE

13' 0" x 12' 11" (3.96m x 3.93m)

#### KITCHENETTE

16' 7" x 6' 6" (5.05m x 1.99m)

With **WC & STORAGE**.

#### REAR COURTYARD

Accessed via the kitchenette.

### FIRST FLOOR (FLAT 69A)

#### HALLWAY

#### KITCHEN

12' 0" x 9' 0" (3.67m x 2.74m)

#### BEDROOM

11' 11" x 10' 0" (3.62m x 3.04m)

#### BATHROOM

8' 8" x 6' 11" (2.63m x 2.10m)

## ATTIC ROOM

15' 9" x 7' 3" (4.81m x 2.22m)

## TENURE

Freehold with vacant possession.

## PRICE

An asking price of £170,000.

## BUSINESS RATES

2023 List: £2,850

Eligible businesses will be able to claim 100% Small Business Rates Relief. Interested parties are advised to contact Torbay Council for further information.

## COUNCIL TAX BAND A

## VAT

The VAT status is to be confirmed.

## LEGAL COSTS

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

## EPC RATINGS

69a (Flat) – E.

69 (Commercial) – Awaited.

## VIEWING

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

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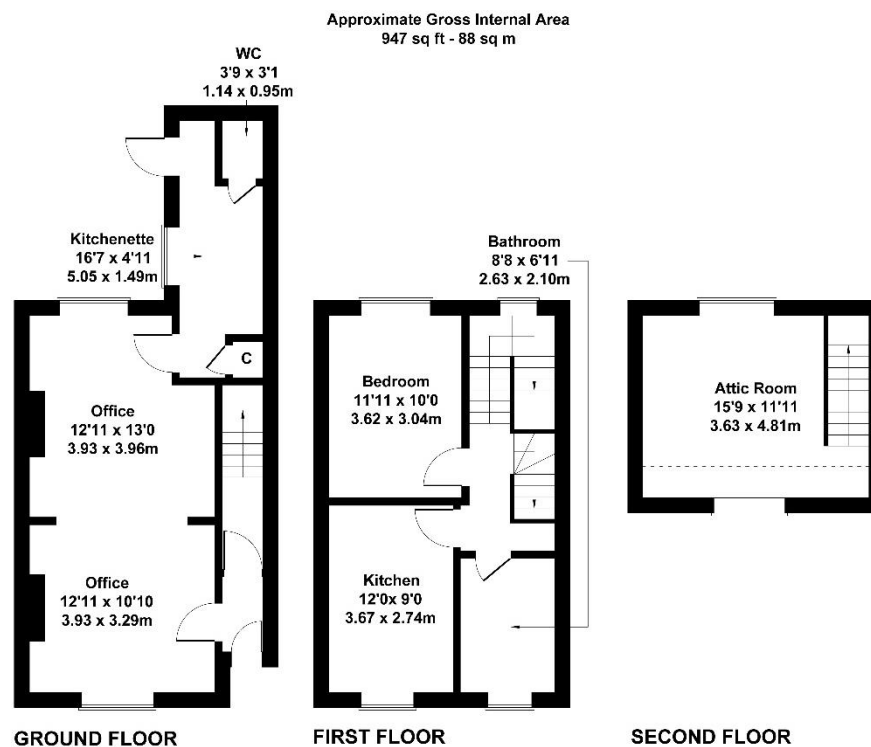


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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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TQ1 1BB



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