



# 101-105 Winner Street

Paignton, Devon, TQ3 3BP



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**Well Managed Mixed Use Investment Property in Central Paignton  
High Yielding with Current Rental Income of £67,800 Per Annum  
Excellent Risk Spread Across 6 Residential Flats + 3 Bedroom House & 4 Shops  
Opportunity for Continued Rental Growth  
Presented in Very Well Managed & Maintained Condition**

## LOCATION

Winner Street is a busy and popular mixed residential and secondary commercial location on the edge of Paignton town centre.

The area is home to many independent retailers and other small businesses but is anchored by a large Co-op convenience store.

Winner Street is a one way traffic thoroughfare, routing vehicles from Totnes Road coming into Paignton to Church Street and Colley End/Marldon Road beyond. Access to the town centre for residents is easy and convenient, as well as its access to the immediately available amenities of Winner Street itself.

The area is a flat level walk to the heart of Paignton town centre and Paignton seafront.

## DESCRIPTION

101-105 Winner Street is a mixed use investment property arranged as 4 road fronting retail units, with 6 x one bedroom flats over and behind arranged around a courtyard **and** an additional 3 bedroom cottage.

The main property has been entirely re-roofed within the last 5 years, and the property has been diligently managed, being subject to a going programme of maintenance; including new double glazed windows.

Ref No: 4770

**£625,000 Freehold**

Interested in this property?

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The accommodation briefly comprises:-

## RETAIL UNITS

### **101 WINNER STREET**

Internal Area Approx. 26m<sup>2</sup> (280 sq ft).

Let on lease from 30th July 2024 at a rent of £400 pcm (£4,800 per annum). Trading as Supa Dopamine Deli.

### **103 WINNER STREET**

Internal Area Approx. 23m<sup>2</sup> (248 sq ft).

Let on a lease from July 2024 at a rent of £400 pcm (£4,800 per annum). Trading as T & E Hairdressers.

### **105 WINNER STREET**

Internal Area Approx. 29m<sup>2</sup> (312 sq ft).

Let on a lease from April 2019 at a rent of £560 pcm (£6,720 per annum). Trading as The Barber's Lounge.

### **105A WINNER STREET**

Internal Area Approx. 37.8m<sup>2</sup> (406 sq ft).

Let on a lease from March 2019 at a rent of £400 pcm (£4,800 per annum). Trading as O'Neill & Holman Decorators.

## RESIDENTIAL ACCOMMODATION

### **FLAT 1**

A split level one bedroom flat. Ground floor access, outside door to yard.

Currently Let at £575 pcm.

### **FLAT 2**

A one bedroom first floor flat.

Currently Let at £490 pcm.

### **FLAT 3**

A one bedroom first floor flat, with independent gas supply.

Currently Let at £500 pcm.

### **FLAT 4**

A one bedroom, split level first floor flat.

Currently Let at £500 pcm.

### **FLAT 5**

A one bedroom second floor flat.

Currently Let at £575 pcm.

### **105B**

A one bedroom first floor flat, with independent gas supply.

Currently Let at £500 pcm.

### **THE COTTAGE @ 105 WINNER STREET**

A 3 bedroom independently accessed from the courtyard cottage. Independent gas supply.

Currently Let at £750 pcm.

### **TOTAL INCOME £67,800 PER ANNUM**

With scope for rental growth.

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## UTILITIES

Other than where stated the flats are independently supplied for electricity on key or card electricity meters.

Flats, 3, flat 105b and the cottage have independent gas supplies.

The shops are independently supplied for electricity. Each unit has its own independent water supply.

The Landlord has an electricity supply for the communal areas and fire alarms.

## TENURE

The property is being sold Freehold, subject to all Residential Occupational AST's and Commercial Tenancies.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths.

Interested parties are requested to be respectful of all tenants ongoing businesses and quiet residential enjoyment.

## EPC'S

Flat 1 - D	(Expires January 2033)
Flat 2 - D	(Expires June 2033)
Flat 3 - E	(Expires August 2030)
Flat 4 - C	(Expires June 2033)
Flat 5 - C	(Expires June 2033)
Cottage - C	(Expires August 2030)
101 Winner Street - D	(Expires December 2031)
103 Winner Street - D	(Expires January 2030)
105 Winner Street - D	(Expires March 2029)
105B - C	(Expires August 2030)

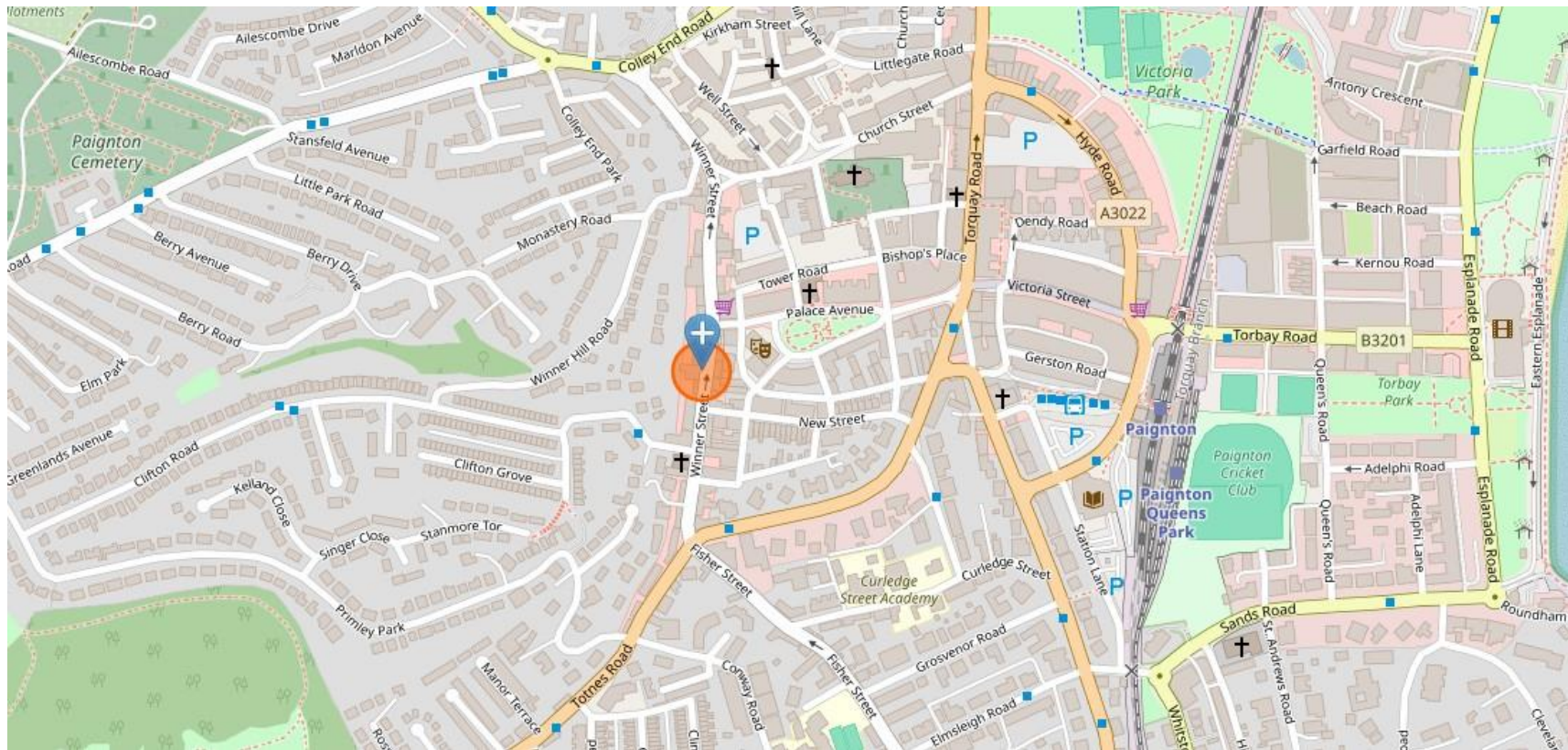
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