

Rear of 66 Park Road

Ref No: 2411

(Access Havelock Road), Torquay, Devon, TQ1 4QR



Rare Opportunity to Purchase a Large Workshop/Store

Suitable for a Variety of Uses with Development Potential (Subject to Planning)

Well Located in Sought After St Marychurch Location

Net Internal Area Approx. 79m² (850 sq ft)

Connected to Mains Water, Electricity & Gas

£70,000 Freehold

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LOCATION

The property is conveniently accessed on Havelock Road in Torquay, situated within the sought after area of St Marychurch. The unit is well positioned and within easy reach of the town centre and major transport routes. Free on street parking is available immediately outside.

DESCRIPTION

This adaptable property offers flexible accommodation, making it suitable for a wide range of occupiers. The internal layout allows for easy customisation to suit both personal and business requirements, ideal for use as a workshop, storage facility, or office, subject to the necessary consents.

Key features include a convenient on-site toilet, on road parking and the benefit of mains water, gas and electricity connections. This functional and well-located premises presents an excellent opportunity for individuals or businesses seeking a practical and versatile space.

The accommodation briefly comprises:-

ROOM 1

18' 1" x 17' 10" (5.51m x 5.43m)

With manual roller door.

ROOM 2

29' 4" x 19' 5" (8.94m x 5.93m)

Note: Due to stepped access this unit is not suitable for vehicles.

PRICE

An asking price of £70,000.

BUSINESS RATES

2023 List: £6,300

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

VAT

The property is not elected for VAT and therefore isn't chargeable on sale price.

LEGAL COSTS

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

EPC RATING E

VIEWING

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

Note: The seller of this property is Bettesworths Ltd.



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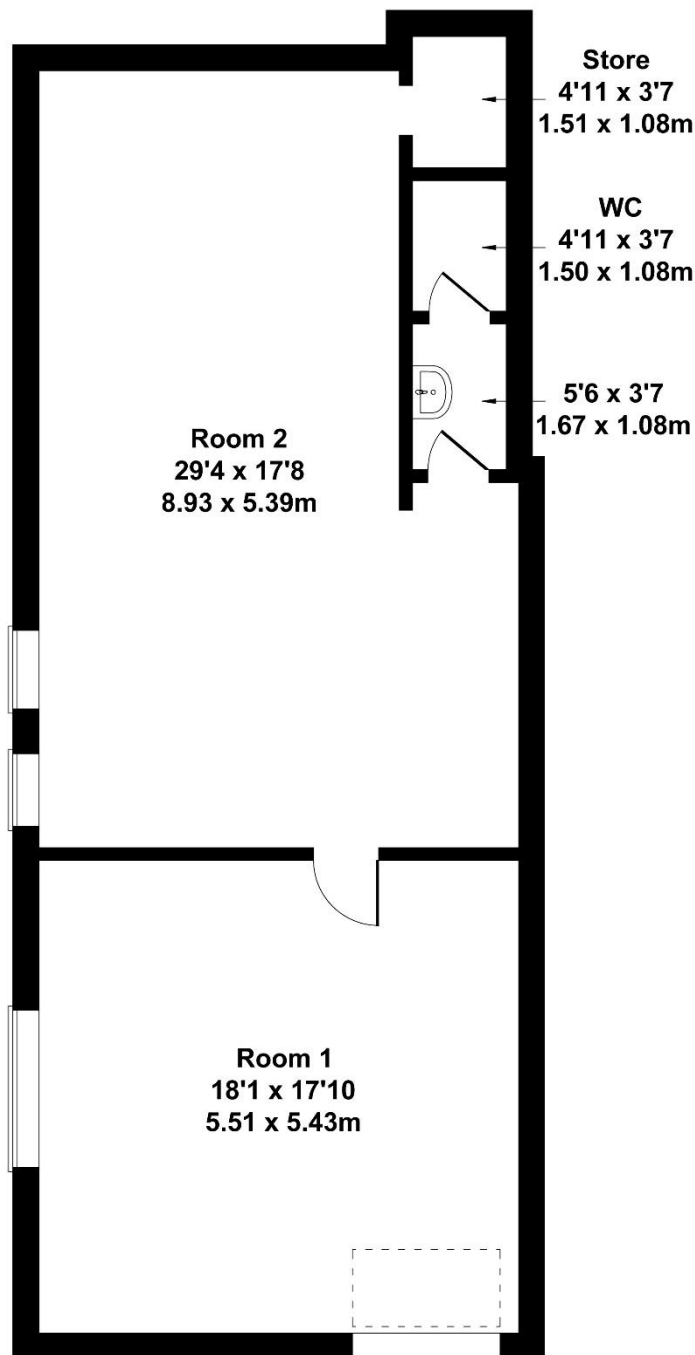
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Approximate Gross Internal Area
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2025
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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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