



9 Belle Vue Road

Paignton, Devon, TQ4 6ES



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Large Detached Victorian Villa Adapted for Worship and Office Use

Extensive Plot with Front & Side Gardens and Parking for 20 Cars

Versatile Internal Layout Across Four Levels – GIA Approx . 525m² (5,651sq ft)

Excellent Potential for Residential or Commercial Development (STP)

Prestigious Location in Roundham, Paignton

Location

Positioned in the prestigious Roundham area of Paignton, 9 Belle Vue Road enjoys a highly desirable setting. The Roundham headland is a sought-after residential area known for its charming setting and close proximity to the beach, Paignton Harbour, and town centre amenities. This location would appeal to a wide range of potential buyers – including commercial operators seeking a headquarters with parking, developers targeting prime residential units, or lifestyle buyers aiming to create a grand family home.

Description

9 Belle Vue Road is a substantial detached Victorian villa, presently adapted for use as a place of worship and office space. The property is presented in good internal condition and well-fitted throughout for commercial purposes. Arranged across basement, ground, first and second floors, the property comprises open-plan congregation areas alongside various offices and support rooms. With a footprint of approximately 328m², the upper and basement floors are slightly smaller in scale, and the layout is enhanced by a passenger lift serving the ground and first floors. Externally, the villa sits on a generous plot with lawned front and side gardens and a private car park with space for up to 20 vehicles. This unique building offers tremendous potential – whether for continued commercial use, as a single or dual residence conversion, or larger redevelopment into a block of residential apartments (subject to necessary consents). There may also be scope to extend, enhancing its residential conversion value.

Ref No: 5271

Guide Price £600,000 - £650,000 Freehold

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ACCOMMODATION

BASEMENT FLOOR

GIA Approx. 80m² Arranged as two spacious rooms suitable for offices or storage, a kitchenette and WCs.

GROUND FLOOR

GIA Approx. 220m² Configured with a large main hall, secondary hall, additional rooms/offices, multiple WCs (including disabled access).

FIRST FLOOR

GIA Approx. 170m² Includes multiple private offices, ranging in size and access from a passenger lift from the ground floor lobby.

SECOND FLOOR

GIA Approx. 55m² Arranged as two offices.

TENURE

Freehold. Offered with vacant possession. Currently designated as Use Class F1 (place of worship).

PRICE

A guide price of £600,000 - £650,000

EPC

Awaited.

BUSINESS RATES

Currently exempt due to use as a place of worship.

COUNCIL TAX

Not applicable in current configuration.

VAT

The VAT status is to be confirmed.

LEGAL COSTS

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

VIEWING

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



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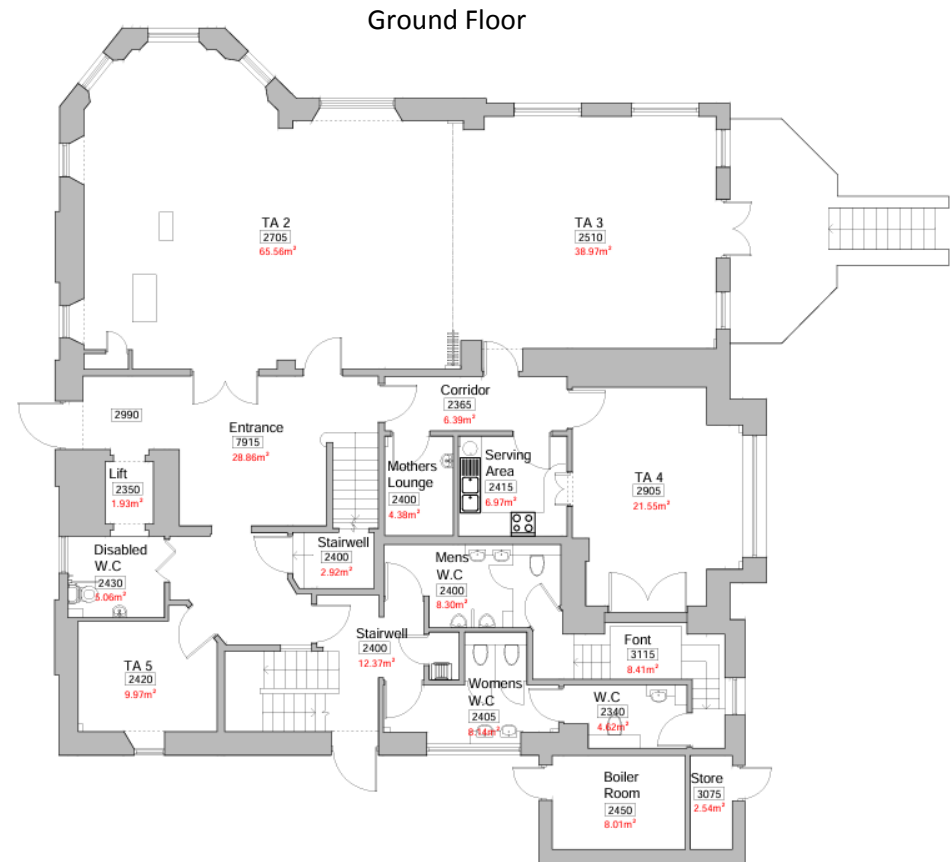
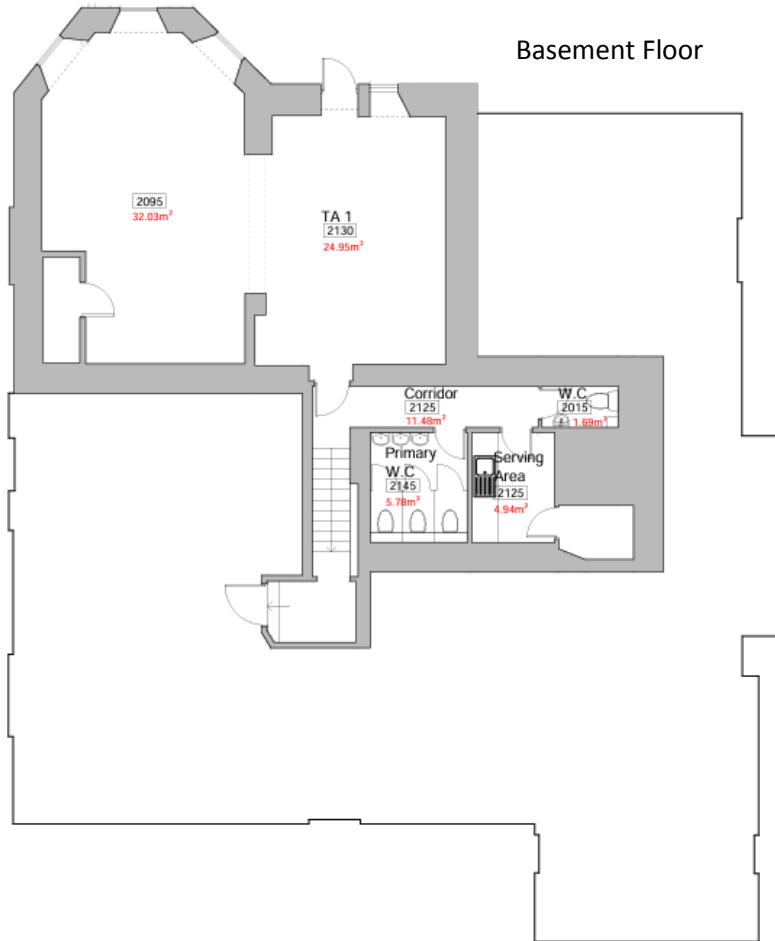
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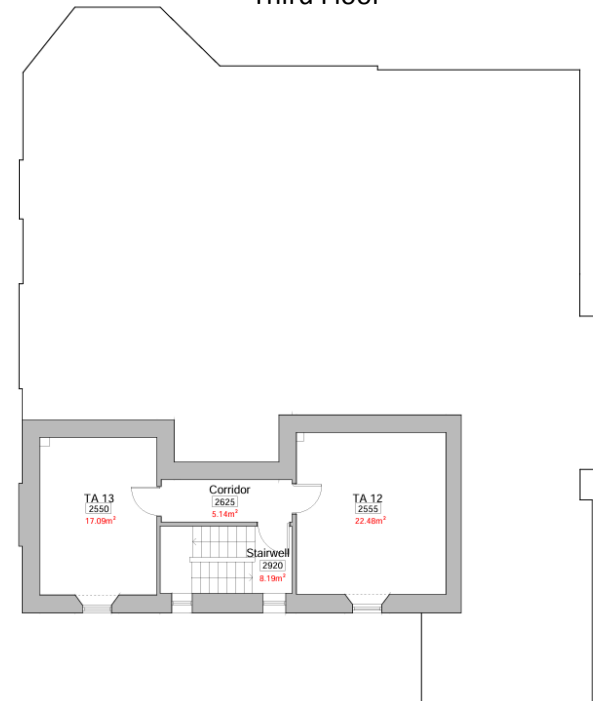
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First & Second Floor



Third Floor



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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