



Westminster House, 38-40 Palace Avenue, Paignton TQ3 3HB

FOR SALE

Residential development and
commercial investment opportunity

**8,818 Sq Ft
(819 Sq M)**

DESCRIPTION

A fantastic residential development opportunity to acquire this purpose built four-storey mixed office and retail premises, being located in the popular Palace Avenue in the heart of the town centre. The building now has planning in place for the conversion of the upper floors into 11 residential apartments with the site benefitting from having 22 car parking spaces. Planning: A Grant of Planning Permissions was granted by Torbay Council on the 4th December 2019 for the 'Change of Use from B1(A) office to C3 Dwelling'.

- ✓ Residential Development Opportunity
- ✓ Planning for 11 Apartments
- ✓ Ground floor let investment component included
- ✓ Freehold purpose built four storey block
- ✓ 22 Car Park Spaces on site
- ✓ Lovely location overlooking the gardens



LOCATION

Accessed from Palace Avenue which is located centrally within the heart of Paignton town centre.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	8,818	819

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

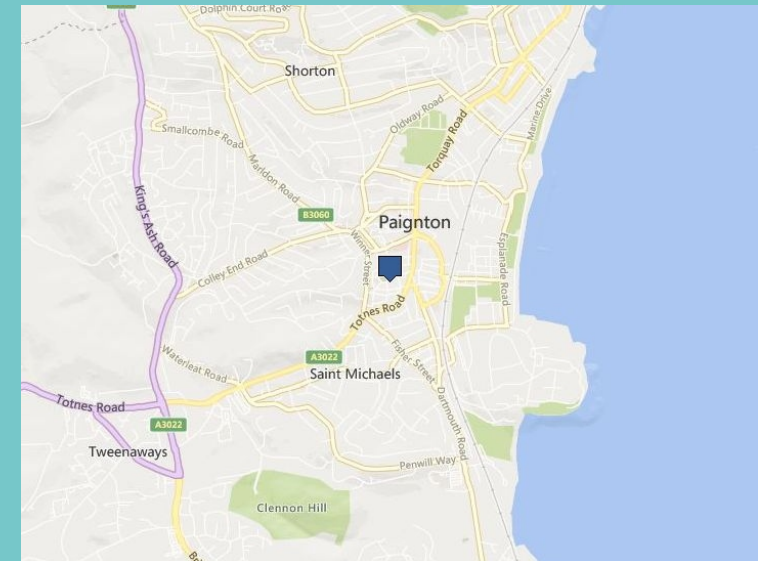
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Freehold subject to the ground floor lease of the whole to Glendevon Furnishers with an income of £16,000 per annum. Contact the office for further information on the terms of the



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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Smith
Hampton**

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