



Connells

Torquay Road  
Paignton





## Property Description

Connells is delighted to offer a rare and exciting opportunity to acquire this freehold property, situated in the highly sought-after Preston location. This unique property offers a wealth of potential, whether you're looking to revive a once-thriving family business, create your own commercial venture with convenient living accommodation above, or even explore the possibility of transforming the space into two separate dwellings. With its prime location just moments from Preston Sands Beach and a host of local amenities, this property is a fantastic investment opportunity that truly needs to be seen to be appreciated.

## Accommodation

### Ground Floor - Former Restaurant Space

Stepping inside, the ground floor presents a spacious layout that previously housed a successful restaurant. The area is thoughtfully divided into distinct spaces, each offering a blank canvas ready for renovation and transformation. The main dining space is bright and open, providing ample room for seating and creating a warm, welcoming atmosphere for future guests.

The bar area, once a lively hub, is perfectly positioned to serve the dining space, making it ideal for a restaurant, café, or even a bar conversion. Adjacent to the seating area, you'll find the kitchen space - a vital feature for any aspiring restaurateur or entrepreneur. The existing setup offers room for professional-grade appliances and

workspace, providing the perfect foundation to build a state-of-the-art kitchen tailored to your needs.

Whether you envision a bustling eatery, a cozy café, or a stylish bistro, the ground floor layout is incredibly versatile, with endless potential for a range of business ventures. Alternatively, for those with a vision for residential development, this floor could be repurposed into additional living quarters or even a separate flat, subject to planning permissions.

## Living Accomodation

A private entrance leads you upstairs to the living accommodation, where comfort and tranquility await. As you ascend, you're greeted by a charming galley kitchen, thoughtfully designed to make the most of the available space. The kitchen is functional and bright, with potential for modern upgrades to suit your taste and lifestyle.

Adjoining the kitchen is a cozy lounge that serves as the heart of the home. This inviting space offers direct access to a private balcony, where you can relax and unwind while taking in the fresh coastal air. Whether you're enjoying a morning coffee or watching the sunset, this outdoor retreat is a true highlight.

Also on this level is a well-proportioned bedroom, offering a peaceful sanctuary for restful nights. The bedroom is complemented by a convenient shower room, complete with all necessary fittings and offering plenty of scope for personalization.

## Second Floor

Ascending to the second floor, you'll find the impressive master suite - a true retreat from the hustle and bustle below. This expansive bedroom is filled with natural light, creating a serene and airy atmosphere. The room offers ample space for a large bed, additional furnishings, and even a cozy seating area if desired.

The master bedroom is further enhanced by its own en-suite bathroom, providing both privacy and convenience. The en-suite is generously sized, offering the perfect canvas for creating a luxurious spa-like space, complete with modern fixtures and fittings.

## Outdoors

One of the many perks of this property is the private garden, a rare find in such a central location. This peaceful outdoor haven offers endless possibilities for landscaping and entertaining. Imagine hosting summer barbecues, creating a lush garden retreat, or even developing additional outdoor seating for a café or restaurant venture.

The garden also features a decked terrace, providing an elevated space to soak in the sunshine and enjoy al fresco dining. Whether you're cultivating plants, entertaining guests, or simply relaxing with a good book, this outdoor space offers a wonderful escape.

## Location

The property's location is simply unbeatable. Nestled in the desirable Preston area, you'll find yourself just a short stroll from the beautiful Preston Sands Beach - a golden stretch of coastline perfect for leisurely walks, sunbathing, and water sports. The proximity to the beach adds a unique charm to this property, making it ideal for those who crave a coastal lifestyle.

In addition to its seaside appeal, the property is within easy reach of a wide array of amenities. Local shops, cafés, restaurants, and pubs are all close by, ensuring you're never far from daily conveniences and vibrant social scenes. Excellent transport links make commuting and exploring the surrounding areas a breeze, while nearby schools add to the appeal for families.

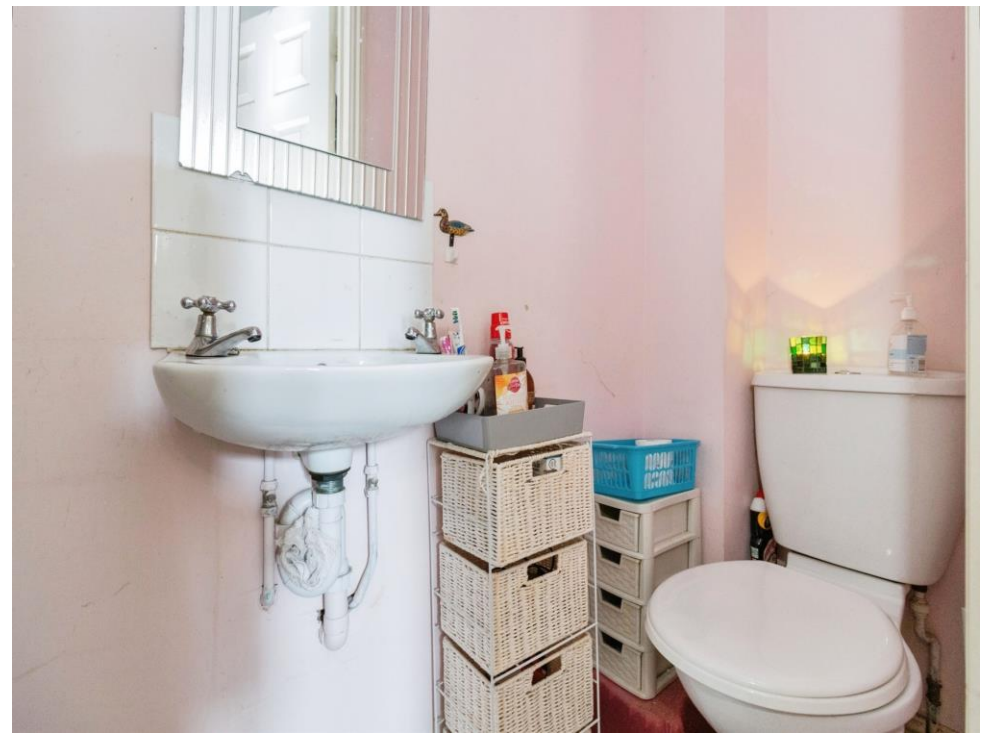
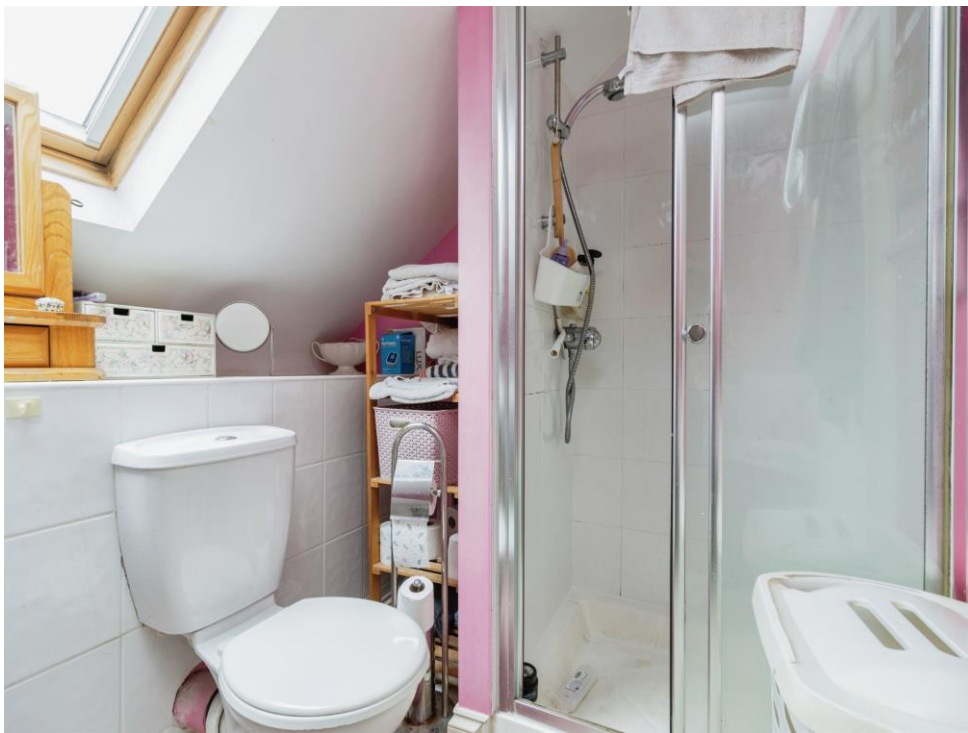
## Final Thoughts

This is more than just a property - it's a chance to create something truly special in one of Preston's most desirable locations. Whether you're a budding entrepreneur, a savvy investor, or someone dreaming of a coastal home, this property offers the perfect blend of space, location, and potential.

Opportunities like this are rare, and this property must be seen to be fully appreciated. Don't miss out on the chance to turn this versatile space into your dream venture or home. Contact Connells today to arrange your viewing before this gem is snapped up!



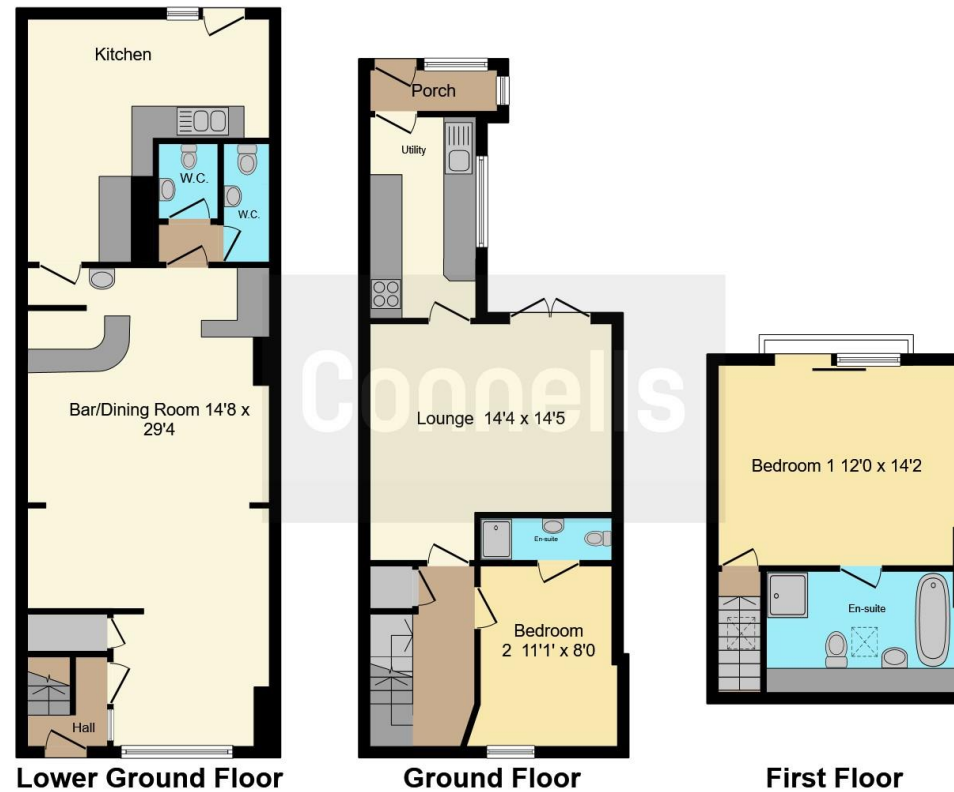












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: F**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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