



Multi-let commercial investment block in super location with development potential.

46 -52 Hyde Road Paignton, Devon, TQ4 5BY - Currently generating £35,300 pa gross rental income.

Together with :-

52a Hyde Road, Paignton - 1st floor with 151sq m floor area, garage and land with potential.

Offers invited on a guide price of £450,000 - £500,000 **FOR SALE BY AUCTION IN CONJUNCTION WITH CLIVE EMSON ON 3RD NOVEMBER 2021**

WAYCOTTS
Established 1878

Freehold Multi Let Investment 46—52 Hyde Road Paignton Devon TQ4 5BY

Situation

Occupying a prominent position on the favoured and busy Hyde Road close to Prime Victoria Road, Mainline railway, bus station and popular Torbay Road that runs down to the famous Paignton Pier, beach and old harbour.

Paignton along with Torquay and Brixham make up the very popular tourist destination of Torbay but equally it is becoming a favoured residential area as now benefits from the new South Devon Highway offering excellent access to employment opportunities at Exeter and the M5 corridor.

Description

This investment property has been in the same family ownership for many, many years and offers an exciting opportunity to further develop the income potential which is something the vendors have considered but it is not an avenue they wish to pursue as they are purely investors not developers.

We believe that there are potential residential development opportunities here to compliment and enhance the commercial element subject to any necessary planning consent required being secured.

Accommodation (All dimensions approximate)

46-52 Hyde Road Paignton

No	Tenant	Floor area	Term	Start /End date	next review/reversion	break clause	Rent	RV
Ground Floor								
48	Gents H/Dresser	17.5m ²	6yrs	29/9/18 – 29/9/24	29/9/21	29/9/21	£5,200	£3,400
50	Cats protection	58.41m ²	3.5yrs	25/4/21 – 25/9/24	25/4/23	None	£6,900	£7,400
50a	Avacado Advocacy	31.89m ²	6yrs	1/7/21 – 29/9/27	1/7/24	28/9/24	£6,000	£5,600
52	Barbetts Estate Agents	111.4m ²	6yrs	29/9/18 – 29/9/24	29/9/24	passed	£11,500	£12,000

First Floor

46	Revell Accountancy	85.1m ²	6yrs	24/9/18 – 24/9/24	24/9/21	passed	£5,700	£6,300
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52a 151m² Currently used by the vendors who will vacate upon completion

Part vacant total £35,300

Outside

Car Park to rear of main block approx. 4 spaces vacant

Single garage /Store Vacant

Higher car park 4 spaces incorporated within Barbets ease of No 52

Proposal

FOR SALE BY AUCTION IN CONJUNCTION WITH CLIVE EMSON CONTACT US FOR MORE DETAILS

VAT

All prices and rents quoted are exclusive of VAT where chargeable are unaware of an election to VAT on this property

Viewing

Strictly by prior appointment

The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

T: 01803 403060

E: property@waycotts.co.uk

www.waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.