





### Property Description

Versatile commercial premises formerly used as a car garage, offering excellent frontage and flexible internal accommodation. The property benefits from private parking to the front for multiple vehicles, providing convenient access for staff and customers.

Internally, the building is well laid out with a main garage/workshop area accessed via an up-and-over door to the front, alongside a PVC pedestrian door. Additional accommodation includes separate WC facilities, office space, store rooms, and a kitchenette, making the unit suitable for a variety of commercial uses (subject to any necessary consents).

The property enjoys an abundance of natural light from eight side-aspect windows, enhancing the usability of the internal space throughout the day.

An ideal opportunity for businesses seeking a practical, adaptable commercial unit with on-site parking and strong operational potential.

Perfect Investment opportunity subject to planning!!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Garage

Up and over door, pvc door to front.

## Kitchenette

Space for appliances, worktops and sink.

## Wc

WC and wash hand basin.

## Workshop

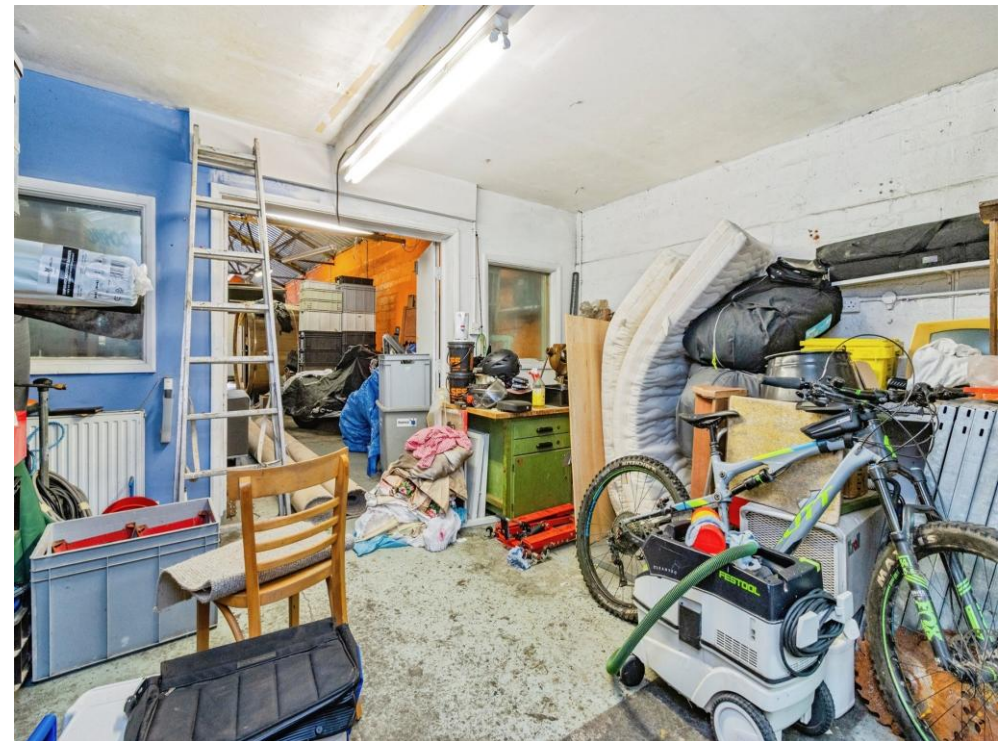
Double doors and window.

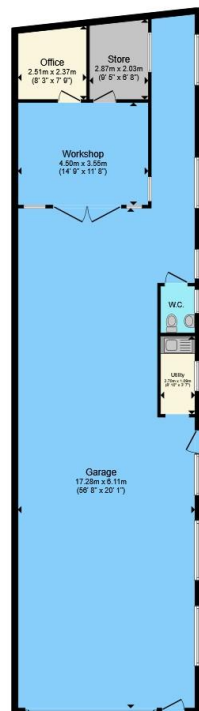
## Office

Door to front.

## Store

Door to front and window to side.



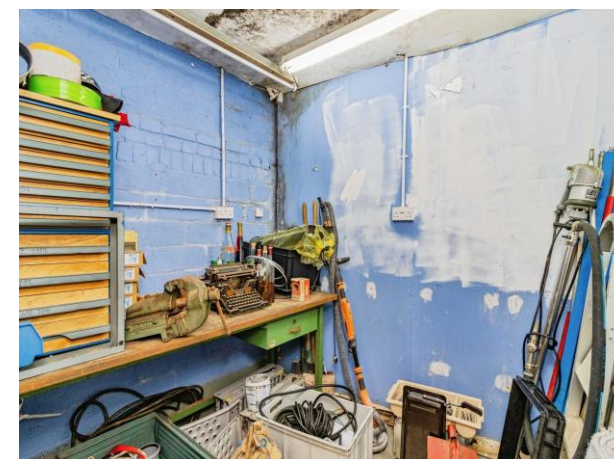


**Floor Plan**

Total floor area 144.5 m<sup>2</sup> (1,556 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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115 Union Street  
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EPC Rating: G Council Tax  
 Band: Deleted

**view this property online [connells.co.uk/Property/TQY314074](http://connells.co.uk/Property/TQY314074)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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