51 Roundham Road, Paignton, Devon, TQ4 6DS
Superb Mixed Commercial/Residential Investment overlooking Paignton Harbour
2 x 2 Bed + 2 x 1 Bed Flats  180m² Workshops + Extensive Parking – Part Vacant Producing £34,096
Offers in Region of £600,000
This interesting investment property has been owned by the same family for many years, first acquired as a trading shop with living accommodation. The building has undergone a skilful conversion into four residential units, all let to long term tenants with two large garage stores, currently vacant, and a very large car park, the majority of which is let to the adjoining business. The premises have an excellent location overlooking the popular Paignton harbour with 51B having spectacular, uninterrupted views.

**Accommodation**

<table>
<thead>
<tr>
<th></th>
<th>2 bed</th>
<th>Ground Floor</th>
<th>AST</th>
<th>£650.00pcm</th>
</tr>
</thead>
<tbody>
<tr>
<td>51 A</td>
<td>2 bed</td>
<td>First Floor</td>
<td>AST</td>
<td>£650.00pcm</td>
</tr>
<tr>
<td>51 B</td>
<td>1 bed</td>
<td>Ground Floor</td>
<td>AST</td>
<td>£480.00pcm</td>
</tr>
<tr>
<td>51 C</td>
<td>1 bed</td>
<td>First Floor</td>
<td>AST</td>
<td>£411.36pcm</td>
</tr>
<tr>
<td>51 D</td>
<td>1 bed</td>
<td>First Floor</td>
<td>AST</td>
<td>£411.36pcm</td>
</tr>
</tbody>
</table>

Each flat has 1 allocated car space in the rear car park.

**Lower Ground Floor – Carpark Level**

Large Workshop/Cellar/Garage

<table>
<thead>
<tr>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>6m</td>
<td>20m</td>
<td>120m²</td>
</tr>
<tr>
<td>2</td>
<td>3m</td>
<td>20m</td>
<td>60m²</td>
</tr>
</tbody>
</table>

This part of the property has not been let but retained as storage by the vendors and will therefore be sold with vacant possession. A parking provision is also retained.

**Income**

The current income of the site are as follows:

- 4 Residential flats £26,296.32
- Workshop/Storage NIL
- 6 Car Parking Spaces £7,800.00

**Total Gross Income** £34,096.32

**Price**

Offers on region of £600,000 for this valuable mixed freehold investment producing 5.68% initial yield, before cost of purchase.

**Floor Plans**

Please see separate PDF.

**Viewing**

Strictly by prior appointment with sole agents Waycotts. 01803 403060 or property@waycotts.co.uk

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

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**The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE**  
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**E:** enquiries@waycotts.co.uk  
**www.waycotts.co.uk**

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**Car Park**

The property benefits from an extensive carpark. Currently 6 spaces are licenced to Chief Vehicle Services at £25 per week per unit whose unit is adjacent to the site.

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**Car Park**