



**A Fish and Chip Takeaway and Restaurant with 3 bed refurbished apartment**

**Tremendous development opportunity STC - excellent location - flexible space**

**The Corner Chippy , 49 Torbay Road, Paignton Devon, TQ4 6AA FOR SALE: £425,000 Freehold**

**WAYCOTTS**  
Established 1878

# 49 Torbay Road, Paignton, Devon, TQ4 6AA

## Guide Price £425,000 Freehold

### Situation and Description

Occupying a fantastic corner position in the popular and busy Torbay Road linking the prime shopping of Victoria Street to the Beach.

Torbay Road is renowned for its wide variety of complimentary businesses serving the many visitors holidaying in the town as well as the residents all year around

Since being purchased in 2022 the vendors have only traded on a limited basis initially and has been closed for some time. The premises are now being sold due to other business interests monopolising their time.

However a program of refurbishment has taken place both of the physical property and the trading inventory including a replacement 4 bin Preston Thomas range. A full inventory will be available at contract stage.

The apartment has had a complete makeover whilst the public trading (restaurant) areas do require upgrading and thus offers opportunity to personalise the space.

### Accommodation

Please see the attached floor plans for layout.

The very large bedroom on the top floor can easily be split if required and is already wired to accept the division.

The restaurant areas over ground and first floor offer numerous covers or other complimentary businesses.

### Business

No trading figures are available.

### Proposal

Offers are invited for the Freehold Interest with a guide price of £425,000.

The vendors will not consider leasing .

**Rateable Value** £14250      **EPC D**

**Council Tax** B  
**VAT**

All prices are exclusive of VAT where chargeable.

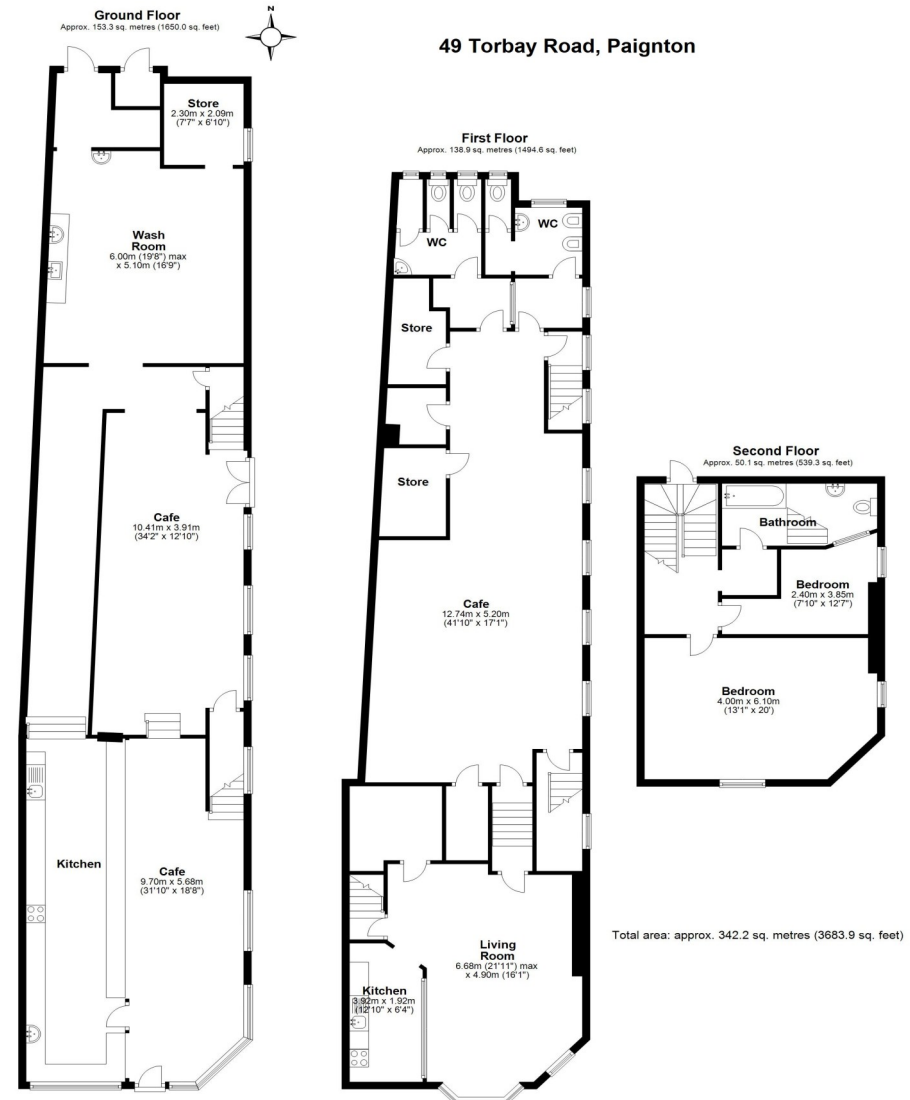
### Legal Costs

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

### Viewing

Strictly by prior appointment contact  
Nick Wheeldon MRICS 01803 403060

property@waycotts.co.uk



The Estate Office 84a Abbey Road Torquay TQ2 5NP

T: 01803 403060

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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 and 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.

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