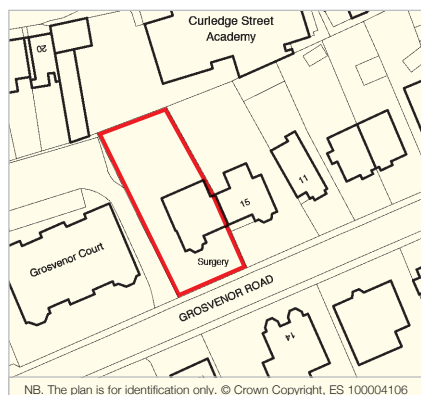


## Paignton

17 Grosvenor Road,  
Devon  
TQ4 5AZ

- **A Freehold Semi-Detached Building**
- Presently arranged as a Doctors' Surgery
- GIA Approximately 321 sq m (3,455 sq ft)
- Potential for Residential Conversion (subject to consents)
- Generous Site of Approximately 0.068 Hectares (0.167 Acres)

### Vacant Possession



#### To View

Our Joint Auctioneers will be accompanying viewings at the following time:  
Monday 15th May between 12 noon and 2.00 p.m.

#### Joint Auctioneers

Stratton Creber Commercial  
(Ref: Stephen Matcham).  
Tel: 01752 670700.  
Email [stevem@sccplymouth.co.uk](mailto:stevem@sccplymouth.co.uk)

#### Seller's Solicitor

Messrs IBB Law (Ref: R Johnstone).  
Tel: 0345 638 1381.  
Email: [ross.johnstone@ibblaw.co.uk](mailto:ross.johnstone@ibblaw.co.uk)

#### VACANT – Freehold Building



#### Tenure

Freehold.

#### Location

Paignton is a popular South Devon town located at the heart of the 'English Riviera' between Torquay and Brixham, facing south onto the sweep of Torbay and the English Channel. The town and the Torbay area offer good retail and leisure amenities, along with famous beaches and entertainment facilities. The town has become increasingly popular for retirement living. Paignton has a resident population of around 44,000, although this is subject to a significant seasonal tourist boost. The wider Torbay area, which has a resident population of around 120,000, is now served by a new dual carriageway which links directly to the A380 and onward to Exeter (around 25 miles north) and the M5 Motorway. Paignton Rail Station is within about five minutes' walking distance and provides mainline Rail services. The open spaces of Dartmoor National Park are around 15 miles' drive to the west.

#### Description

The property comprises a semi-detached building presently arranged as a doctors' surgery. It is constructed over three floors with painted, smooth rendered elevations beneath a natural slate roof. The building is located on a generous site with parking to front and rear.

#### Accommodation

The property is presently arranged as follows (existing floor plans are available on our website).

**Ground Floor** – Glazed Lean-to Front Elevation, Reception and Waiting Areas, Office (with bay window to front), Further Office off to rear, Nurses' Room, Consulting Room, Store, Separate WC

**First Floor** – Three Consulting Rooms, Staff Room, Waiting Room, Store, Separate WC

**Second (Attic) Floor** – Two File Storage Areas (with restricted headroom)

The property provides the following approximate gross internal floor areas:

<b>Ground Floor</b>	<b>197.10 sq m</b>	<b>(2,121 sq ft)</b>
<b>First Floor</b>	<b>90.60 sq m</b>	<b>(975 sq ft)</b>
<b>Second (Attic) Floor</b>	<b>33.48 sq m</b>	<b>(360 sq ft)</b>

#### Planning

The premises have been for many years occupied as Grosvenor Surgery. Local Planning Authority: Torbay Council.

Tel: 01803 207801.

Email: [planning@torbay.gov.uk](mailto:planning@torbay.gov.uk)

The Vendor has prepared plans for conversion to flats as follows.

These plans are available on our website. **No application for planning permission has yet been submitted.**

**Ground Floor Flat 1**– Two En-Suite Bedrooms, Living/Kitchen Area, Separate WC

**Ground Floor Flat 2** – Two En-Suite Bedrooms, Living/Kitchen Area

**First Floor Flat 3** – Two En-Suite Bedrooms, Living/Kitchen Area, Separate WC

**First Floor Flat 4** – Two En-Suite Bedrooms, Living/Kitchen Area

**Second Floor Flat 5**– Two En-Suite Bedrooms, Living/Kitchen Area, Separate WC

#### VAT

The property is opted for VAT. Please refer to the Special Conditions of Sale for further details.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsoop.co.uk](http://www.allsoop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.