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FOR SALE/TO LET **Warehouse with Development Potential**

11-25 Pimlico, Torquay,
Devon TQ1 1ES

CONTACT **Alun Jones**
07917 536612 | alun.jones@rapleys.com



Residential development
opportunity

Town centre location

Total site area of approximately
0.121 hectare (0.30 acre)

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Location

The premises are located in central Torquay on Pimlico, to the rear of Union Street, which forms part of the main retail area of the town.

Torquay lies approximately 18 miles south of Exeter and 28 miles east of Plymouth at the northern end of Torbay. Torquay has a residential population of circa 65,000 people (2011 Census).

The main road link to Torquay is via the A380/A38 which links the town to the M5 at Exeter and Plymouth, and Cornwall to the south west. Torquay has two railway stations operated by GWR with regular services to Exeter in 38 minutes and Bristol in under two hours.

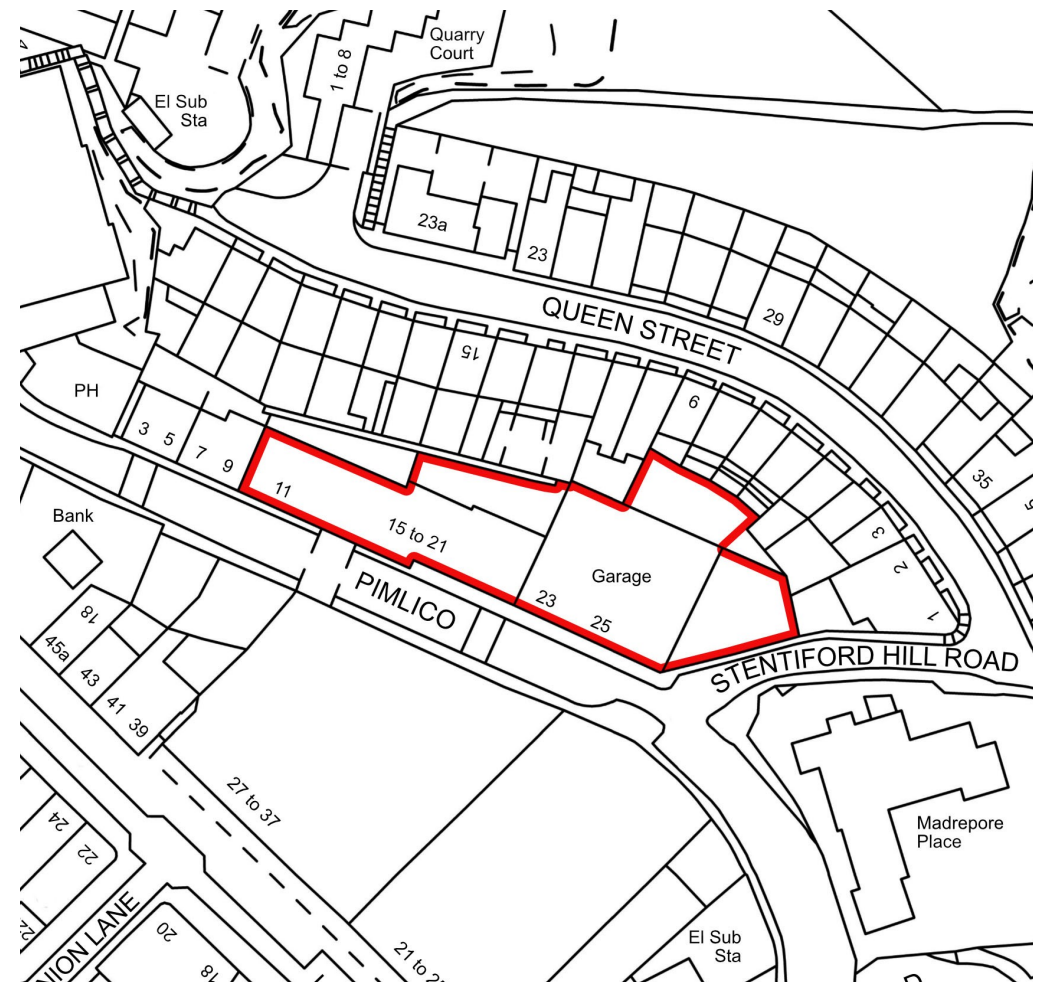
Description

The premises comprise a former warehouse/store building previously used in association with a neighbouring retail store. They are of brick and concrete construction with a flat roof and roller shutter doors on the Pimlico frontage and also on Stentiford Hill Road. The premises are in need of some repair.

The site area is circa 0.121 hectare (0.30 acre). The buildings occupy the whole of the site footprint and extend to circa 2,248 sq m (24,197 sq ft), over two storeys.

The site is bound to the east by a former public house that was converted to flats in the mid-2000's. The northern boundary is formed by the rear curtilages of terraced housing on Queen Street, which are located at a significantly higher level than the subject property. To the south-east, on the corner of Pimlico and Stentiford Hill Road, is Madrepore Place, a retirement development comprising 21 flats, constructed in 1987.

To the west of units 3—9 are a public house (Twiggy's Bar) and a large apparently vacant building formerly used as a **Job Centre** and a **Blockbuster Video** outlet. We understand that planning permission was previously granted for the development of a three-storey residential scheme on this site.



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Accommodation

The site comprises the following approximate area:

	Hectare	Acre
Total Site Area	0.121	0.30

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross external basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Freehold with vacant possession. The owners may also consider letting the premises upon terms to be agreed.

Planning

The existing use of the premises is as a B8 warehouse. The site is allocated for development in the Local Plan, the Torquay Town Centre Masterplan Supplementary Planning Document, and the Neighbourhood Plan. Each document prioritises use of the site for residential uses.

The warehouse falls within an area identified as suitable for major redevelopment and is subject to two Neighbourhood Plan housing allocations.

The Torquay Masterplan emphasises the importance of creating active street level frontages with high density residential above.

Services

Mains services are available at the property and interested parties should make their own enquiries as to the capacity of the services for their proposed end use.

Asbestos

There is asbestos present in the building and a detailed report is included in the information pack, which is available upon request.



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Offers

The Vendor is seeking freehold or leasehold offers on either an unconditional or subject to planning basis. Subject to planning offers should be accompanied by details of the scheme proposal and the track record of the developer. All bids for the site must include proof of funds for the acquisition.

The Vendor is not obliged to accept the highest or any offer received.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Further Information

An information pack is available upon request.

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