

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA



For Sale Freehold Licensed Premises Guide Price: £350,000 plus VAT Sole Selling Agent

- Substantial property in shell condition with newly constructed roof
- Centrally located within the popular seaside town of Paignton
- Total Gross Internal Area of 10,440 sq ft
- Alternate use opportunity subject to obtaining the necessary consents

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA

For Sale Freehold Licensed Premises
Guide Price: £350,000 plus VAT
Sole Selling Agent



Location

Paignton is a seaside town and popular tourist destination located in the county of Devon. The town forms part of the district of Torbay which is nicknamed 'The English Riviera' and includes nearby towns of Torquay and Brixham. The town has a population of circa 50,000 residents. The property is situated close to Paignton railway station just off Totnes Road (A3022) and is within a short distance to the beach front.

Accommodation

The Lime Tree is a substantial two storey property of brick construction in shell condition beneath a newly constructed pitched tiled roof. The ground floor comprises a large open plan area with split level flooring. The first floor comprises a further open plan area with timber stud wall structures. The property benefits from a first floor fire escape via an external staircase which leads to an enclosed courtyard. Access can then be obtained from the courtyard into the ground floor area or out onto Commercial Road via a covered walkway.

The shell condition of the property is a result of a fire that occurred in July 2019. Repair works have since been undertaken to safeguard the property including the construction of a new roof.

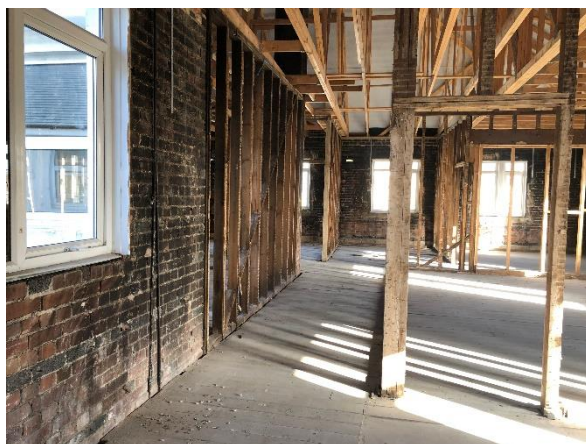
The property has a Gross Internal Area of approximately 10,440 square feet and sits on a plot of circa 0.17 of an acre.

The Lime Tree presents a rare opportunity to acquire a large freehold property in shell condition that lends itself to a number of alternate uses, subject to obtaining the necessary consents. Local builders/property developers and investors are likely to be interested.

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA

For Sale Freehold Licensed Premises
Guide Price: £350,000 plus VAT
Sole Selling Agent



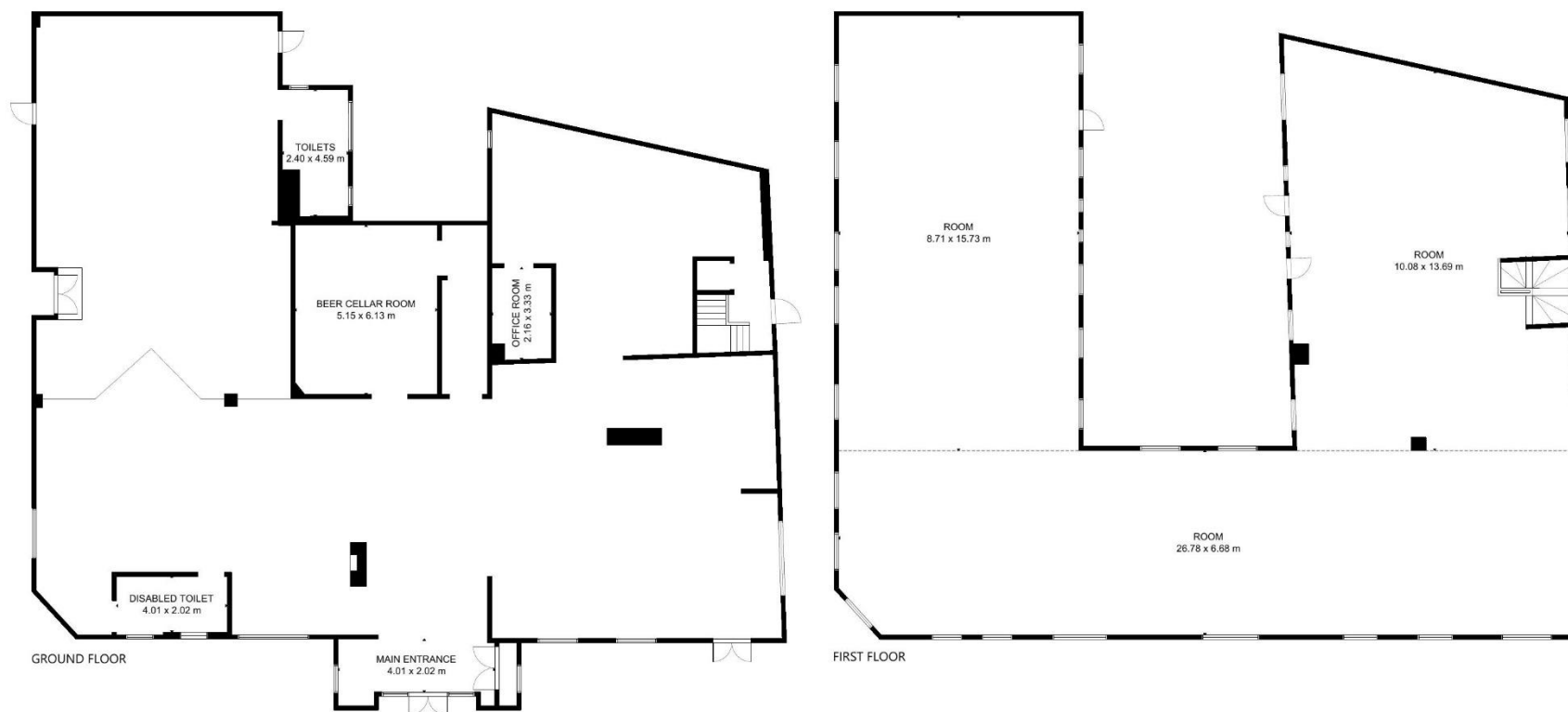
☎ **01225 789 343**

The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA

For Sale Freehold Licensed Premises
Guide Price: £350,000 plus VAT
Sole Selling Agent



GROSS INTERNAL AREA
TOTAL: 970 m²
GROUND FLOOR: 517 m², FIRST FLOOR: 453 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



01225 789 343
The Bank, 18 Newbridge Road, Bath BA1 3JX
bath@jamesabaker.co.uk www.jamesabaker.co.uk

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA

For Sale Freehold Licensed Premises
Guide Price: £350,000 plus VAT
Sole Selling Agent



General Information

Rating

This property was taken out of the rating list 27th July 2019.

Licences

It is understood that the property currently possesses a Premises Licence.

Services

We are verbally advised that all mains services are connected to the property.

Trading

The premises is currently closed.

Tenure

The property is being sold freehold with vacant possession.

Energy Performance Certificate

An EPC has been requested.

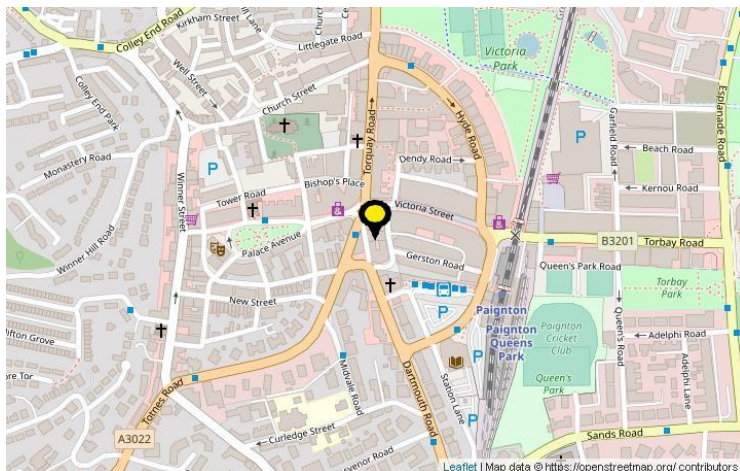
VAT

VAT will be applicable on the sale of this property.

The Lime Tree

Dartmouth Road, Paignton, Devon, TQ4 5AA

For Sale Freehold Licensed Premises
Guide Price: £350,000 plus VAT
Sole Selling Agent



Agent Details

For further details please contact



Charlie Noad
Agency Surveyor, Bath
07780599698



charlie@jamesabaker.co.uk

Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

www.jamesabaker.co.uk



01225 789 343

The Bank, 18 Newbridge Road, Bath BA1 3JX

bath@jamesabaker.co.uk www.jamesabaker.co.uk

Viney Ltd Reg No 04515765. Registered in England and Wales.

Registered Office: The Bank, 18 Newbridge Road, Bath, BA1 3JX. VAT Reg No 752840133