



Description

An interesting opportunity to acquire a sizeable and versatile end of terrace mixed use freehold property comprising of a ground floor commercial unit currently operating as a Chinese take away with shop front, commercial kitchen, lobby, staff room, store and WC, with four bedroomed owners accommodation above, walk in storage container, garage and land totalling circa 0.19 acres in total, with a lapsed planning application granted in 2017 for an additional three bedroom, end of terrace house.

Situated

Christina Parade houses a mixture of residential and commercial premises, car parking and garages, in a popular residential area of Totnes. Totnes town is the commercial centre for the South Hams, with Dartmoor National Park along with stunning beaches and coastline within ten miles. The bustling medieval market town has a mainline railway station to London Paddington, there is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5. Schooling in the area is excellent with a number of well-regarded primary and secondary schools. Totnes also boasts a thriving market as well as a good selection of shops, supermarkets, restaurants and inns.



Ground Floor

Main shop/service area, kitchen, side entrance hall giving access to the first floor, staff room, WC and storage area.

First Floor

Landing, four bedrooms, sitting room and bathroom.

Outside

Walk in storage container, garage, additional woodland and car parking, with the site

area totalling circa 0.19 acres and having previously enjoyed a Grant of Conditional Planning, under application number 0266/16/FUL, on the 10th October 2017 for 'Erection of 3 bed terrace house with garden and relocation of garages'.

Interested parties must make and rely upon their own planning enquiries of South Hams District Council planning department.



Auctioneer's Note

Measurements have been taken using the Promap Mapping facility, interested parties must make and rely upon their own measurements. The Promap shown is for approximate identification purposes only and is not to scale. Crown Copyright Reserved.

Viewings

Strictly by prior appointment with Fulfords Totnes 01803 864112. General enquiries Countrywide Property Auctions 01395 275691.