

Guide Price
£225,000

Freehold



A versatile commercial property, previously used as a Childcare Nursery
Approx. 211.68 m² (2278 sqft), suitable for a variety of uses or development STC

21 - 23 Carlton Road, Ellacombe, Torquay, TQ1 1NA

WAYCOTT'S
Established 1878

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Location

The property occupies a prominent corner position on Carlton Road in Ellacombe, a predominantly residential area of Torquay with a strong local catchment.

Description

The property comprises a prominent single-storey building, currently arranged as one unit but previously configured as two separate premises.

The vendors have used the property until recently as a childcare facility, however, it was previously two retail / commercial business operations.

Offering flexible accommodation suitable for a range of uses (subject to consent), this property is sure to appeal to owner occupiers, investors, and / or developers.

Tenure

Freehold, held under two separate titles: DN208751 & DN291151

Planning

We understand the property falls within Class E^(f) although maybe suitable for alternative uses, subject to the necessary consents.

Interested parties should make their own enquiries with Torbay Council Planning Department.

Business Rates

Rateable Value: £27,500, reducing to £22,750 from 1 April 2026.

Interested parties are advised to make their own enquiries with Torbay Council regarding the business rates payable, re-assessment and any potential reliefs.

Energy Performance Certificate (EPC)

21 Carlton Road - EPC Rating D | 23 Carlton Road - EPC Rating D

Services

We understand the property benefits from mains electricity, water, gas and drainage.



The Estate Office, 84a Abbey Road, Torquay, TQ2 5NP

T: 01803 403060

E: property@waycotts.co.uk

www.waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Accommodation

We understand the property used to home two separate businesses prior to our client's ownership and, in recent years, has been occupied as a single unit operating as a children's nursery. The property lends it's self suitable for a variety of uses (STC), and early viewings are recommended to avoid disappointment.

The building is arranged to provide two principal former classrooms, together with a range of ancillary accommodation including stores, kitchens, offices and WC facilities.

The total floor area is approximately 211.68 m² (2278 sqft).

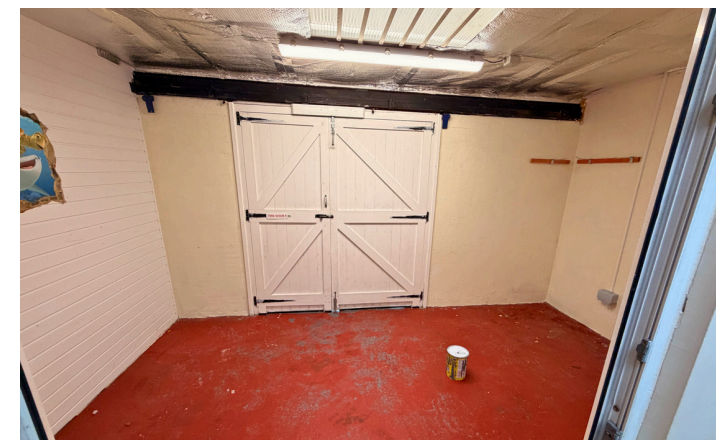
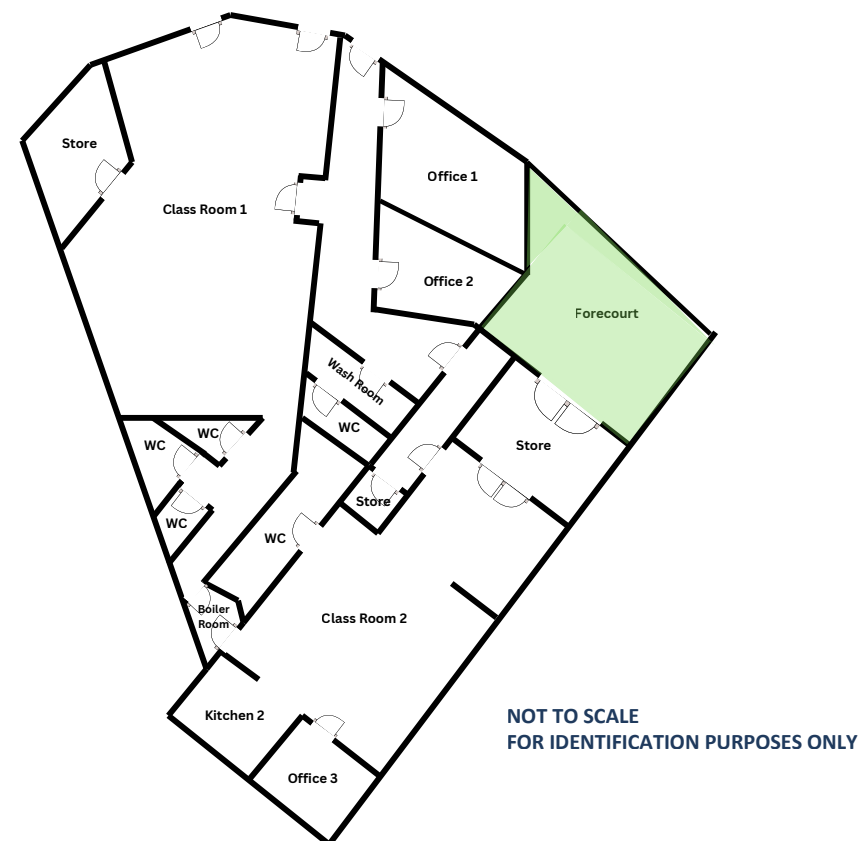
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Viewing

Strictly by prior appointment with the agents:

Waycotts Chartered Surveyors
Matty Ash or Nick Wheeldon MRICS
01803 403060
property@waycotts.co.uk

Floor Plans



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