



MOTOR DEALERSHIP & WORKSHOP

**Prominent busy road location | Suit alternative uses, subject to planning | Workshop to the Rear |
Size 1,241 SQM (13,361 SQ FT) approx | Site Measuring 0.892 acres approx.**

349-353 Totnes Road, Paignton, Devon, TQ4 7DF

FOR SALE

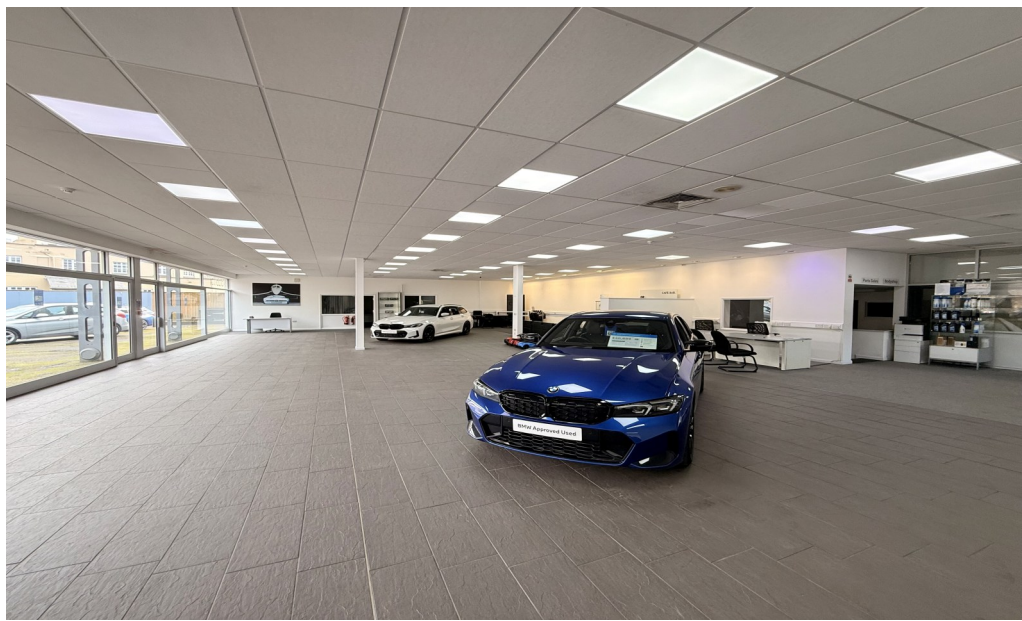


Monk & Partners

All Enquiries

**3 The Crescent, Plymouth, PL1 3AB
Email: Kieran@monkandpartners.co.uk**

PHOTOS



Location

The property occupies a prominent position fronting Totnes Road a main arterial route in Paignton, linking the town centre with Totnes and the wider South Devon area. The road benefits from strong passing traffic, excellent visibility and established residential neighbourhoods that support consistent local trade.

The location offers convenient access to the A38 via Totnes and Newton Abbot, connecting to Exeter, Plymouth and the M5 motorway network. Regular bus services and proximity to the town centre and rail links ensure easy access for customers, staff and suppliers, making it well suited to a range of commercial uses.

Description

Ocean BMW Paignton, prominently located on Totnes Road, comprises a modern purpose-built dealership constructed primarily of steel portal frame with profiled insulated metal cladding to the elevations and roof. The showroom features an aluminium-framed glazed curtain wall frontage, allowing excellent natural light and strong roadside visibility. Internally, the showroom provides reception and sales areas with supporting office and administrative accommodation at ground floor level, complemented by a mezzanine level above used for additional storage. To the front of the property, 20 vehicle display spaces are positioned directly outside the showroom and further parking at the side of the unit with another 15 spaces depending on configuration.

At the rear, the property consists of workshop and garage buildings also of steel portal frame construction with profiled metal cladding and sectional roller shutter vehicle access doors. The workshop benefits from generous eaves height and concrete-floored service bays suitable for vehicle lifts and maintenance operations. The site includes 30 rear car parking spaces, wash bays, and comprehensive staff welfare facilities comprising offices, kitchen/breakout areas, WCs, and changing rooms. Together, these features provide a fully integrated retail, service, and operational environment.

Accommodation

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal area. The floor areas are approximate and for guidance purposes only.

Floor	Sq Ft	Sqm
Showroom	3,853	357.94
Workshop	5,234	486.24
Ancillary	2,390	222.03
Mezzanine	1,326	123.19
Wash bays	558	51.84
Total	13,361	1,241.24

Site Plan



Please note that this is an indicative site plan, all three site plans available individually upon request.

Energy Performance

EPC Rating	C (71)
EPC Expiry Date	08.02.2036

Business Rates

We understand that the property is shown in the 2023 Rating List as having a rateable value of £140,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Terms

Offers on £1,250,000 are sought for the benefit of the Freehold interest.

Services

We understand all mains services are either connected or available to the prop-

VAT

We understand that the property is elected to charge VAT and therefore chargeable on the Purchase Price.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Other

Anti-money laundering ('AML') legislation requires property agents to verify the identities of parties involved in property transactions and to determine to legality of funds supporting a property transaction. A party interested in this transaction must provide certain AML information and documents to the selling/letting agent.

Contact

For further information or to arrange a viewing please contact the joint agents.

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Ref: A1049

Dated: March 2026

