

64-66 Palace Avenue

Ref No: 4999

Paignton, Devon, TQ3 3HF



Town Centre Commercial Freehold For Sale

Two Commercial Units Currently Arranged as One

Gross Internal Area Approx. 83m² (893 sq ft)

Great SIPP Investment or Owner Occupier Opportunity

High Footfall Area – Connecting Residential Areas to Town Centre

£70,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Located on the corner of Palace Avenue and Winner Street, the property occupies a visible position, opposite the Co-op convenience store and just up from the Palace Theatre.

Palace Avenue is a busy secondary trading location, with a variety of independent retailers and service providers. Connecting the upper residential areas of Paignton to the Town Centre, it's a popular trading position.

DESCRIPTION

The property offers a great opportunity to acquire a town centre freehold, either for investment purposes or for an owner occupier.

The units are currently connected to form one larger premises and historically they have been let to one tenant together.

However, they offer the opportunity to split and let to two tenants or to occupy each side with complementary businesses. The property benefits from a useful basement area suitable for storage.

The accommodation briefly comprises:-

64 PALACE AVENUE

RETAIL AREA

16' 7" x 14' 1" (5.05m x 4.28m)

STORE

8' 6" x 7' 1" (2.58m x 2.17m) Stairs to:-

BASEMENT ROOM

7' 10" x 5' 6" (2.40m x 1.68m)

BASEMENT ROOM

17' 5" x 13' 5" (5.30m x 4.10m)

66 PALACE AVENUE

RETAIL AREA

28' 3" x 11' 7" (8.60m x 3.54m)

TENURE

The property is available freehold with vacant possession.

BUSINESS RATES

2023 List: £5,800.

Please note that this figure is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief on this property. For more information on rates payable, parties are advised to contact the Agents, Bettesworths.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment via the sole agents, Bettesworths. Tel. 01803 212021.

EPC RATING D

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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