



Torquay A3022 Totnes (A385) Bus station

HAIR SALON STR

12-14 Hyde Road

Paignton, Devon, TQ4 5BN





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**Prominent Freehold Retail Opportunity in Central Paignton
Highly Visible to Oncoming Traffic & Pedestrian Footfall
Impressive 12m Frontage – Internally, Previously Two Shops Now Arranged as One
Totalling Approx. 58m² (625 sq ft) Retail with Ancillary Space
Ideal Owner Occupier or Investor Opportunity for Retail, Office or a Number of Other Commercial Uses**

LOCATION

The property is located on the southern side of Hyde Road, close to junction with Torquay Road, in the heart of Paignton.

Hyde Road is the main one way traffic thoroughfare linking incoming traffic from Torquay Road to the retail areas of Victoria Street and Torbay Road.

This gives the shop excellent passing traffic and pedestrian flow, as well as great prominence and visibility; being on the corner of its block. Hyde Road is a popular and thriving edge of prime commercial area. Nearby occupiers include independent retailers, beauty operators, professional service operators and catering establishments.

12-14 Hyde Road has been successfully owner occupied as a florist for many years and is now for sale, due to 'retirement' scaling back of business.

DESCRIPTION

The property comprises a ground floor retail unit, originally separate shops (numbers 12 & 14 respectively) now combined to create a large wide fronted retail space. The property could be returned into two shops as they both have separate utilities.

The property has an impressive 12m road frontage, making it very visible. Upstairs are ancillary storage rooms.

Ref No: 5075

£150,000 Freehold

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The accommodation briefly comprises:-

FRONTAGE

39' 4" (12m)

INTERNAL AREA

58m² (625 sq ft)

MAX SHOP DEPTH

14' 9" (4.5m)

WC

Door to rear.

Stairs lead to:-

FIRST FLOOR

OVER 14

17' 9" x 16' 5" (5.4m x 5m) (max)

WC

To rear.

OVER 12

ROOM 1

16' 9" x 17' 5" (5.1m x 5.3m)

Plus 17' 6" x 8' 10" (5.33m x 2.7m)

TENURE

The property is For Sale Freehold with Vacant Possession.

BUSINESS RATES

2023 List: £7,600.

Please note this is not Rates Payable. Qualifying Small Businesses will be eligible for 100% Rate Relief and Qualifying Retail Businesses will also be eligible for extended retail relief.

UTILITIES

The property has mains electricity and water.

Services have not been tested.

LEGAL COSTS

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

EPC AWAITED

VIEWING

Viewing can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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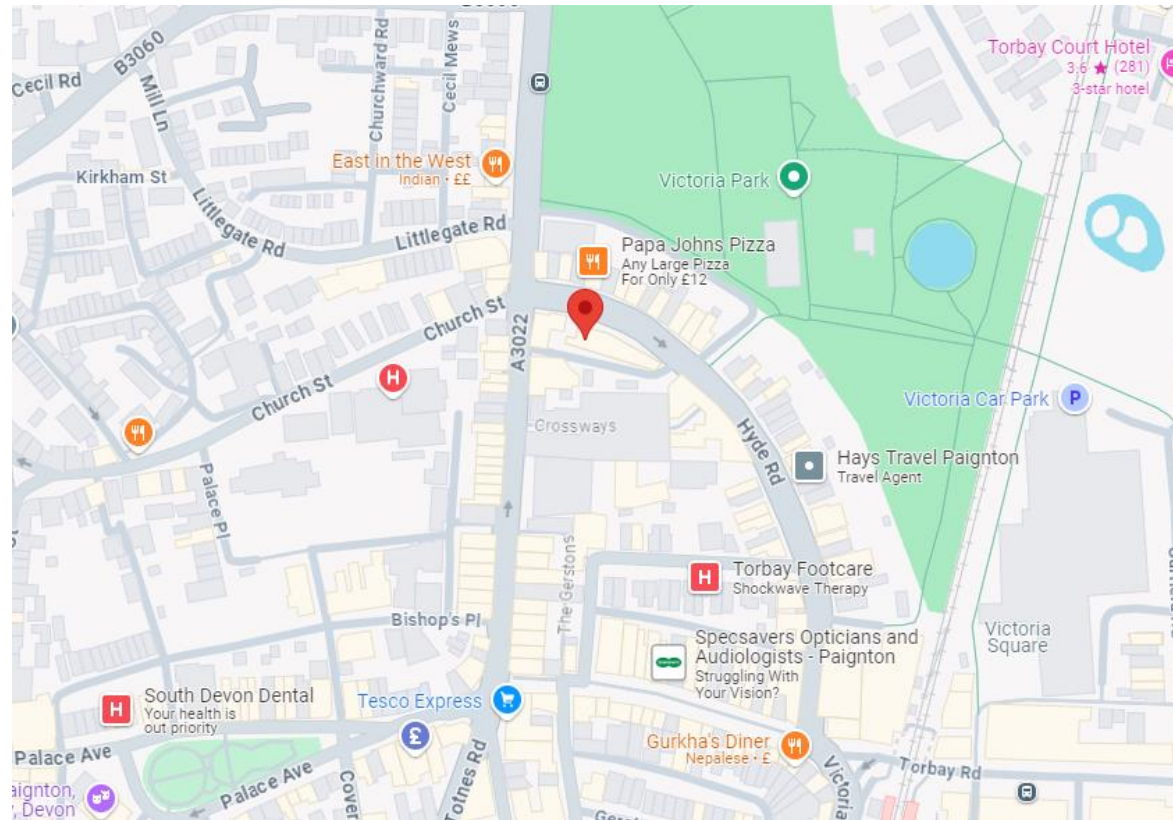
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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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