

# 27 Palace Avenue

Ref No: 3759

Paignton, Devon, TQ3 3EQ



## Ground Floor Town Centre Retail Unit

Gross Internal Area Approx. 98m<sup>2</sup> (1,054 sq ft)

High Footfall Area – Close to Paignton's High Street

New Lease Available - Terms to be Agreed on Negotiation

Eligible for 100% Small Business Rates Relief

Annual Rental of £10,500

Interested in this property?  
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## DESCRIPTION

Forming part of an attractive and diverse parade, the unit is surrounded by a mixture of independent retailers, cafes, professional services and benefits from metered parking directly outside.

The flexible accommodation would suit a wide variety of occupiers looking for affordable accommodation close to the town centre. The property is arranged as a good spec office but is suitable for a variety of uses (STC).

The accommodation briefly comprises:-

### FRONT RETAIL AREA

17' 2" x 18' 10" (5.23m x 5.73m) (max)

Stairs leading to:-

### REAR RETAIL AREA

43m<sup>2</sup> (464 sq ft)

### STORAGE

20m<sup>2</sup> (213 sq ft)

### KITCHENETTE

### WC

### PARKING

One parking space to the rear of the property. (Available by separate negotiation).

### TENURE

The property is available by way of new Full Repairing and Insuring lease, exact terms to be agreed by negotiation.

### RATEABLE VALUE

2023 List: £9,000

**Please note this is not Rates Payable.** 100% Small Business Rate Relief will be available by eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

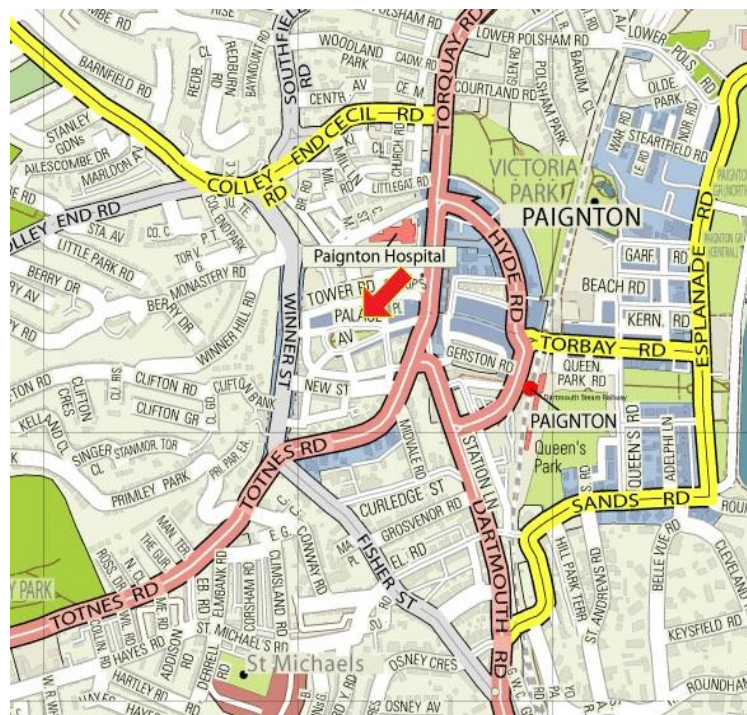
### EPC RATING B

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

### 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
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TQ1 1BB



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