

11 Torbay Road

Ref No: 4426

Paignton, Devon, TQ4 6AA



Prominent Corner Retail Unit

Situated on Paignton's Thriving 'Golden Mile' Retail Pitch

Open Retail Area 92m² (990 sq ft)

Offered as a Shell, Ready for Fitout

Suitable for a Variety of Uses (Not Food Use)

Annual Rental of £12,000

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



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LOCATION

Situated on Torbay Road, a thriving retail pitch that connects Paignton town centre to the seafront, this property enjoys the very best of Paignton's busy retail centre as well as the more tourist focus area of town.

Torbay Road is an excellent year round trading location, particularly during the very busy summer months. The area attracts high volumes of tourists from nearby hotels and family attractions and is popular with locals throughout the year. Torbay Road offers an exciting and vibrant range of products and services, varying from fashion, food and drink and gifts.

DESCRIPTION

11 Torbay Road comprises a prominent and very visible corner unit, with frontage to both Torbay Road and Parkside. Parkside is a busy cut through to the Victoria Square shopping area, the town centre Lidl Supermarket and the town centre car park.

The property is presented as a shell ready for tenant's fit out.

Note: The property cannot be used as a restaurant, cafe, snack bar or for the sale or preparation of food.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL AREA

TORBAY ROAD FRONTAGE

25' 4" (7.72m)

PARKSIDE FRONTAGE

13' 1" (4m)

RETAIL AREA

92m² (990 sq ft)

TENURE

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

RATEABLE VALUE

The shop has recently been split from the neighbouring unit to which it was previous combined. Therefore, at present it does not have an individual Rateable Value. Interested parties are advised to contact the Agents for further enquiries and information.

LEGAL FEES

Each party is expected to bear its own legal costs in any transaction.

EPC RATING E

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole 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



www.bettesworths.co.uk
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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