

# 11 Palace Avenue

Ref No: 4485

Paignton, Devon, TQ3 3EF



## Versatile Retail Unit Available in Town Centre Location

Ground Floor Retail Approx. 70m<sup>2</sup> (753 sq ft)

Recently Refurbished and Ready for Occupation

Strong Trading Street in High Footfall Area

Prominent Corner Position on Busy Main Road

Annual Rental of £12,000

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



# 11 Palace Avenue

Paignton, Devon, TQ3 3EF

## LOCATION

Palace Avenue is a popular trading location, with a mixture of independent retailers, cafes and professional services. Connecting the main high street and seafront with the upper residential areas of Paignton, Palace Avenue boasts a strong footfall year-round. 11 Palace Avenue is situated on the busy corner of Torquay Road and benefits from the excellent visibility and large volume of passing traffic.

Palace Avenue benefits from a large supply of on-street parking with further town centre car parks available nearby.

## DESCRIPTION

11 Palace Avenue is a ground floor retail unit, with prominent roadside frontage. The unit would suit a wide variety of occupiers, subject to necessary consent. The favourable sized retail shop is served by a large basement storage and WC.

The accommodation briefly comprises:-

## RETAIL

### FRONTAGE

23' 9" (7.23m)

### DEPTH

44' 5" (13.54m)

### AREA

69.72m<sup>2</sup> (750 sq ft).

### GROUND FLOOR STORE

28' 11" x 5' 9" (8.81m x 1.75m)

Stairs leading to rear fire exit.

## WC

### BASEMENT ROOM 1

22' 4" x 17' 6" (6.80m x 5.33m)

### BASEMENT ROOM 2

18' 1" x 13' 8" (5.50m x 4.17m)

## 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: £13,500.

**Please note this is not Rates Payable.** Eligible parties will be able to claim 50% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

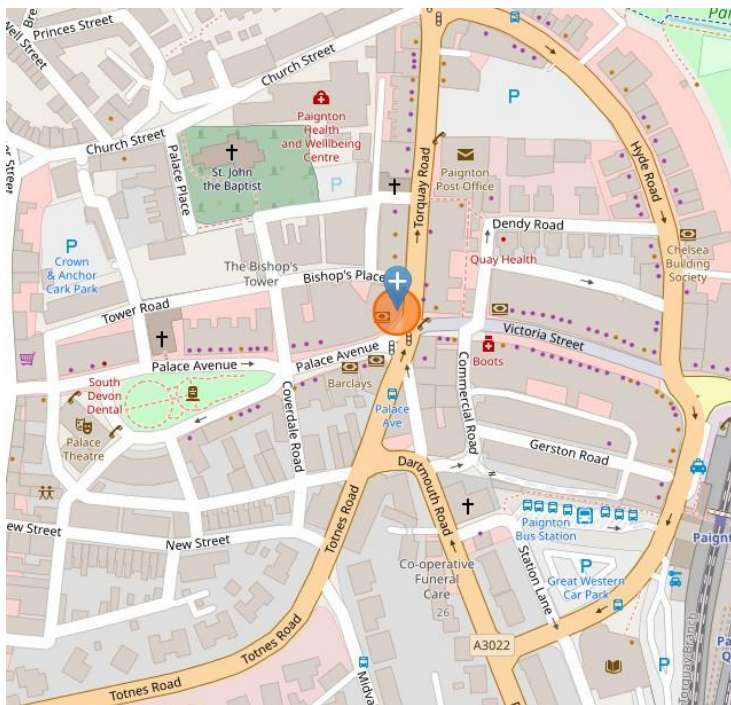
## EPC RATING D

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



Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# 11 Palace Avenue

Paignton, Devon, TQ3 3EF



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



**RICS**

**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.

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

