

11 Palace Avenue

Ref No: 4485

Paignton, Devon, TQ3 3EF



Versatile Retail Unit Available in Town Centre Location

Commercial Accommodation Over Three Floors

Gross Internal Area Approx. 182m² (1,959 sq ft)

Strong Trading Street in High Footfall Area

Prominent Corner Position on Busy Main Road

Annual Rental of £14,000

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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 comprised of commercial accommodation over three floors. The large and flexible space offered, would suit a wide variety of occupiers, subject to necessary consent. The favourable sized retail shop is served by a large basement storage and first floor office space.

The first-floor offices have their own independent access from Palace Avenue, offering a potential shared usage of the premises.

The accommodation briefly comprises:-

RETAIL

FRONTAGE

23' 9" (7.23m)

DEPTH

44' 5" (13.54m)

AREA

69.72m² (750 sq ft).

GROUND FLOOR STORE

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

Stairs leading to rear fire exit.

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)

FIRST FLOOR

With internal access from the retail area and independent access from Palace Avenue.

OFFICE 1

11' 6" x 12' 10" (3.5m x 3.9m)

OFFICE 2

9' 2" x 10' 2" (2.8m x 3.1m) (max)

STAFF KITCHENETTE

13' 9" x 13' 9" (4.20m x 4.18m)

Rear fire door.

WC

TENURE

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

RATEABLE VALUE

2017 List: £14,000. 2023 List: £13,500.

Please note this is not Rates Payable. 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

www.bettesworths.co.uk
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