

# 26-28 Torquay Road

Ref No: 4603

Paignton, Devon, TQ3 3AB



## Ground Floor Retail Lock Up in Central Paignton

Well Situated Close to the Paignton's High Street

Retail Area Approx. 33m<sup>2</sup> (355 sq ft)

Rear Office & Ancillary Approx. 25m<sup>2</sup> (269 sq ft)

Highly Visible on Main Route Through Paignton Town

Starting Rental of £6,000

Interested in this property?  
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## LOCATION

Situated on Torquay Road, the main one-way traffic thoroughfare through central Paignton, this property has the benefit of both visibility and convenience for pedestrian footfall and vehicle traffic alike. This section of Torquay Road is a popular trading location, with a variety of independent retailers, close to Paignton's High Street and neighbouring Paignton's main Post Office. The Council led development of the Crossways Centre just down the road is expected to improve the area.

## DESCRIPTION

The unit is a ground floor retail lock-up, on a prominent corner position in Paignton Town Centre. Currently arranged as a retail shop with staff facilities and storage areas behind. The unit is well suited for another retail or office user, alternative uses will be considered on application.

The accommodation briefly comprises:-

### RETAIL AREA

24' 0" x 14' 10" (7.31m x 4.53m)

### STOCK ROOM

12' 1" x 7' 8" (3.68m x 2.34m)

### OFFICE

11' 6" x 6' 7" (3.50m x 2.00m)

### KITCHENETTE

13' 1" x 7' 8" (3.99m x 2.33m)

### WC

### TENURE

The unit is available by way of a new Full Repairing and Insuring Lease, for a term of years to be agreed by negotiation.

### RENT

The unit is offered with a reduced rent of £6,000 for the first year, rising to £8,000 in the second year and £10,000 in the third year.

### RATEABLE VALUE

2023 List: £12,250.

**Please note this is not Rates Payable.** Qualifying small businesses will be eligible for Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Agents.

### VIEWING

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

## EPC RATING C

### 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)



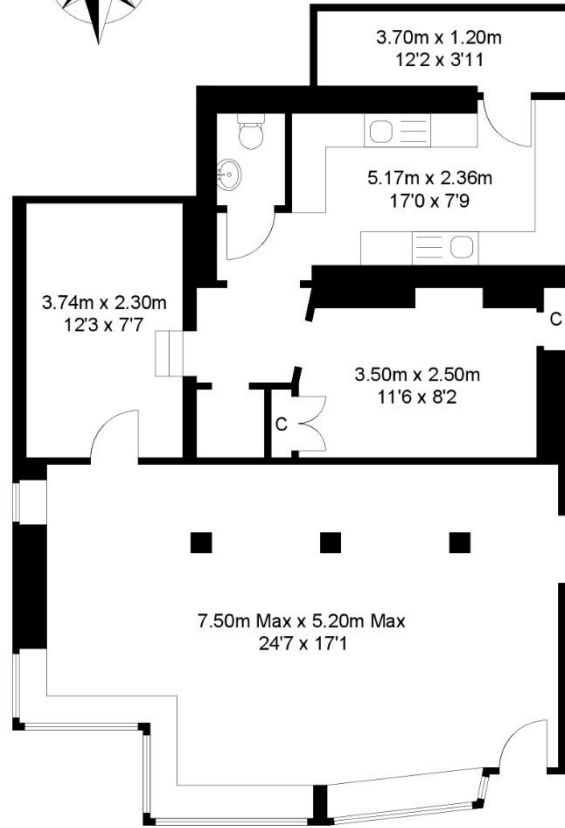
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GROSS INTERNAL FLOOR AREA 851.53 SQ FT / 79.11 SQM

1:100 @ A4

SCALE: From the plan to be scaled, the above scale bar must measure correct, e.g. 5 Centimeters when printed

Drawing Title 26-28 Torquay Road, Paignton, TQ3 3AB



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date 6-12-2023

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



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