

58-64 Torbay Road

Ref No: 4917

Paignton, Devon, TQ4 6AL



Affordable and Highly Visible Pitch on Prime Paignton High Street

A Lock Up Shop with Approx: 10.5m Frontage

Retail Area 43m² (462 sq ft)

New Lease to be Agreed

Viewing Highly Recommended

Annual Rental of £12,000

Interested in this property?
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LOCATION

This highly visible Retail Shop is situated on the busy Torbay Road, which connects Paignton Town Centre with the seafront. Torbay Road is a vibrant retail location, with high footfall supporting traders varying from fashion and gifts to leisure and catering.

Although busy all year round, Torbay Road benefits from a large seasonal boost when the population of Paignton swells with summer visitors. Torbay Road is one of Paignton's premier trading areas and often referred to as Paignton's 'golden mile'.

ACCOMMODATION

The premises comprise the following approximate dimensions and areas.

FRONTAGE

34' 5" (10.5m)

RETAIL DEPTH

13' 5" (4.1m)

OFFICE

6' 7" x 9' 2" (2m x 2.8m)

RETAIL AREA

43m² (462 sq ft)

WC

TENURE

The property is available by way of a new FRI Lease, exact terms to be agreed by negotiation.

RATEABLE VALUE

2023 List: £11,250.

Please note: This is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party to bear their own legal costs.

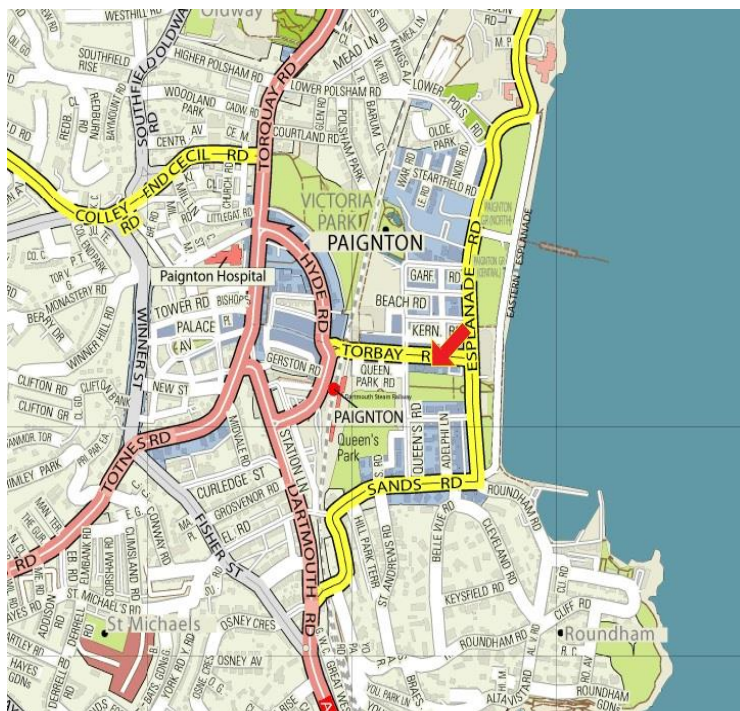
VIEWING

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



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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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