

# 135 Marldon Road

Ref No: 5017

Paignton, Devon, TQ3 3NL



## Commercial Property in Densely Populated Residential Area

Gross Internal Area Approx. 115m<sup>2</sup> (1,238 sq ft)

Situated in a Hub of Businesses in Residential Area

Arranged as Surgery/Treatment Space but Suitable for Office Usage

Accommodation Over Two Floors

Annual Rental of £10,800

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 135 Marldon Road

Paignton, Devon, TQ3 3NL

## LOCATION

Situated in a hub of businesses on the main road through the residential areas of Paignton, linking the town to the A380. The property is situated amongst a small number of other local service providers and convenience stores, making this a busy location. The surrounding area has a range of short stay and free parking available.

## DESCRIPTION

Previously operated as a dental surgery, the property is laid out across two floors with a main reception, treatment room and staff room on the ground floor and further treatment rooms on the first floor. The current layout lends itself well to another user requiring individual surgery/ treatment rooms such as healthcare providers, beauticians or certain office users. Benefitting from double glazing and central heating throughout.

The accommodation briefly comprises:-

### RECEPTION

27' 11" x 15' 9" (8.52m x 4.81m) (max)

### ROOM

14' 1" x 11' 7" (4.30m x 3.53m)

### WC

Disabled access WC with ramp from the reception area.

### STAFF ROOM

11' 3" x 5' 3" (3.43m x 1.61m)

### FIRST FLOOR

#### ROOM

16' 11" x 9' 5" (5.16m x 2.86m)

#### ROOM

15' 4" x 10' 7" (4.68m x 3.23m)

#### ROOM

14' 1" x 11' 7" (4.30m x 3.54m)

#### ROOM

12' 0" x 7' 4" (3.66m x 2.23m)

### WC

### GARDEN

At the rear of the property is a fenced garden with a small patio and grass lawn.

### TENURE

The property is available on a New Full Repairing and Insuring Lease with exact terms to be agreed on negotiation.

## RENT

Annual rental of £10,800, payable monthly in advance.

## BUSINESS RATES

2023 List: £5,900

**Please note this is not Rates Payable.** Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents, Bettesworths for further details.

## EPC AWAITED

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



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



**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 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

