

# 30 Torquay Road

Ref No: 5092

Paignton, Devon, TQ3 3BD



## Prime Ground Floor Commercial Premises in Central Paignton

Former Bank, Now Vacant & Ready for Various Commercial Uses

Gross Internal Area Approx. 178m<sup>2</sup> (1,916 sq ft)

Open Plan Area with Additional Office Accommodation

Excellent Location in Central Paignton on Primary Transport Route

Annual Rental of £12,000

Interested in this property?

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## LOCATION

Situated on Torquay Road, a bustling commercial thoroughfare in Paignton, the property benefits from high visibility and pedestrian traffic. This prominent location is surrounded by a mix of independent retailers and national chains.

## DESCRIPTION

30 Torquay Road, Paignton, is a spacious commercial premises that previously served as a bank. The main retail area is well-lit with ample ceiling lighting and features a large, open-plan space that can be tailored to suit various business needs. A built-in counter remains in situ, which could be repurposed or removed, depending on tenant requirements.

To the rear of the property is a partitioned office, ideal for private work or client meetings, finished with carpet and modern fittings. Plus, a larger rear office, offering a more expansive area for operational or storage purposes. The building's layout and features provide an excellent opportunity for businesses seeking a prominent location in Paignton's town centre.

The accommodation briefly comprises:-

## RETAIL AREA

### FRONTAGE

16' 6" (5.04m)

### MAXIMUM WIDTH

26' 10" (8.17m)

### DEPTH

73' 11" (22.52m)

### OFFICE

10' 8" x 8' 7" (3.26m x 2.61m)

### REAR OFFICE

23' 2" x 13' 6" (7.07m x 4.11m)

## TENURE

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

## RENT

£12,000 per annum, exclusive. Rent is payable monthly in advance.

## BUSINESS RATES

The unit was formerly part of a larger demise and following a split will be reassessed for business rates. From the current listing, we estimate the business rates for the retail unit to be approximately £19,500. This will make the Rates Payable approximately £9,697 per annum.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

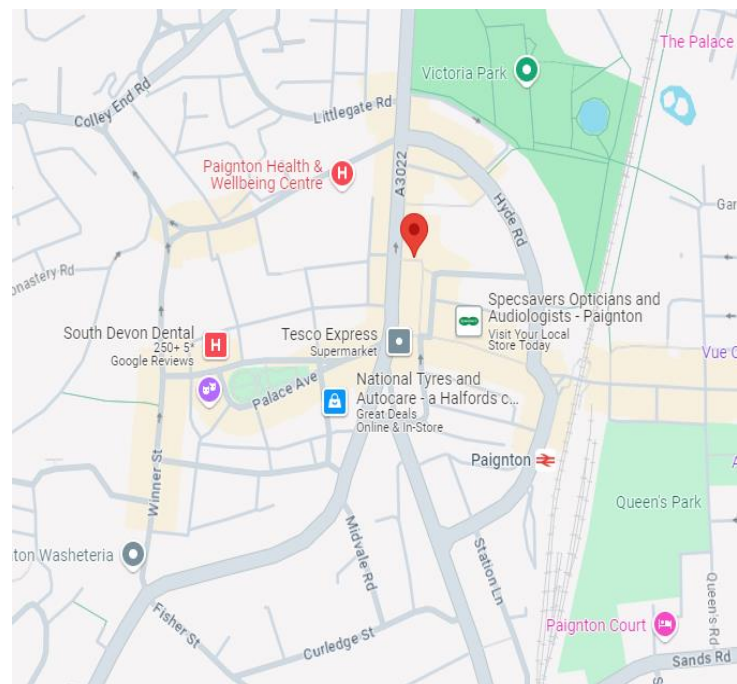
## EPC RATING D

## 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)



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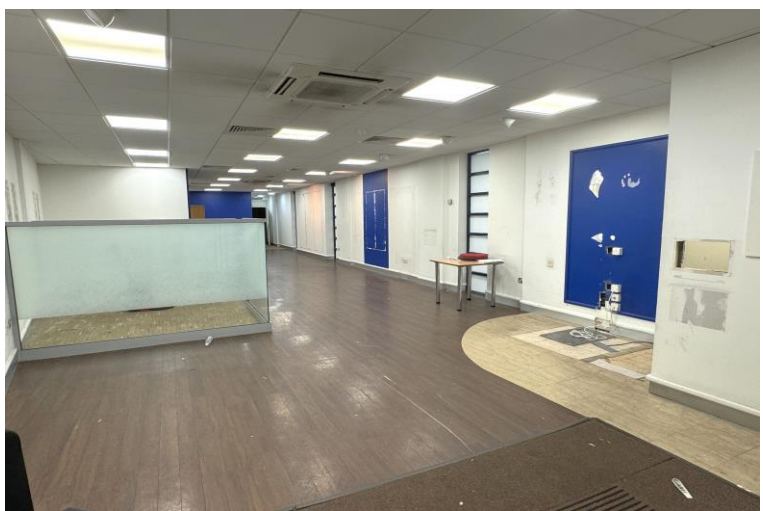
Family Business  
3 Generations  
Since 1943





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29/30 Fleet Street  
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TQ1 1BB



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