

1 Church Street

Ref No: 5143

Paignton, Devon, TQ3 3FF



Highly Prominent Corner Commercial Unit

Highly Visible Roadside Location - Main Route Through Paignton Town

Large Corner Frontage with Excellent Display and Advertisement Space

Accommodation Over Ground and Lower Ground Floors - NIA Approx. 71m² (764 sq ft)

Rental Incentives Available (Stepped Rent, Rent Free, etc.)

Annual Rental of £9,600

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LOCATION

The property is situated in a highly prominent and busy roadside position on Church Street, Paignton. Located on the one-way system, this main road connects Paignton's town centre to Torquay and Brixham, ensuring significant passing traffic and excellent visibility. The surrounding area comprises a mix of commercial and residential properties, contributing to a strong local customer base.

DESCRIPTION

This corner lock-up commercial unit benefits from a large frontage, providing ample display and advertising space. Previously used as office accommodation, the property is well suited for similar use or other alternative service providers. The internal layout is designed to allow natural light into the lower ground floor work areas, creating a bright and functional workspace.

The accommodation briefly comprises:-

GROUND FLOOR OFFICE

21' 7" x 13' 5" (6.58m x 4.08m)

Steps down to:-

LOWER GROUND FLOOR

10' 10" x 10' 4" (3.30m x 3.16m)

Steps down to:-

BASEMENT

19' 3" x 12' 10" (5.88m x 3.90m)

Due to the configuration of the ground floor and lower ground floor, this area still benefits from a large amount of natural light, making it a useable and pleasant workspace. Doors to:-

OFFICE

13' 3" x 7' 9" (4.05m x 2.36m)

With window allowing natural light in from the basement area. The space would be ideal for a private meeting room.

STORE

9' 2" x 7' 9" (2.79m x 2.37m)

KITCHENETTE

WC

TENURE

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

RENT

£9,600 per annum, payable monthly in advance (£800pcm).

BUSINESS RATES

2023 List: £7,000

Please note this is not Rates Payable. Eligible parties will be able to claim 100% Small Business Rates Relief.

LEGAL COSTS

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

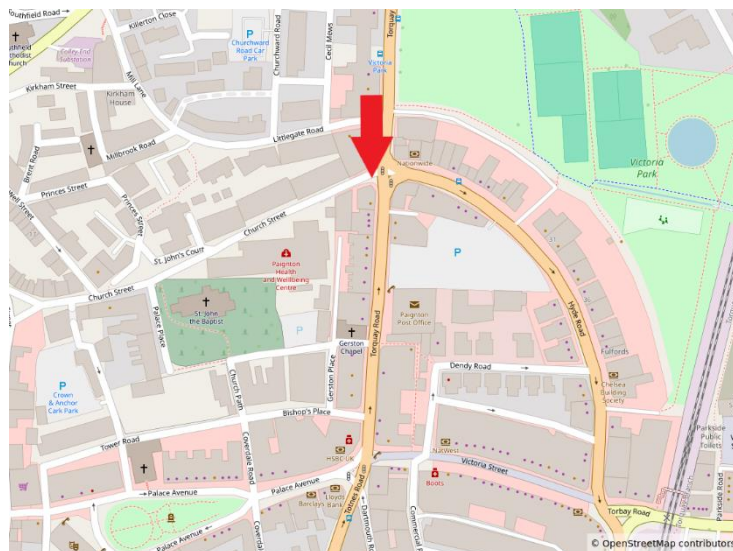
EPC AWAITED

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



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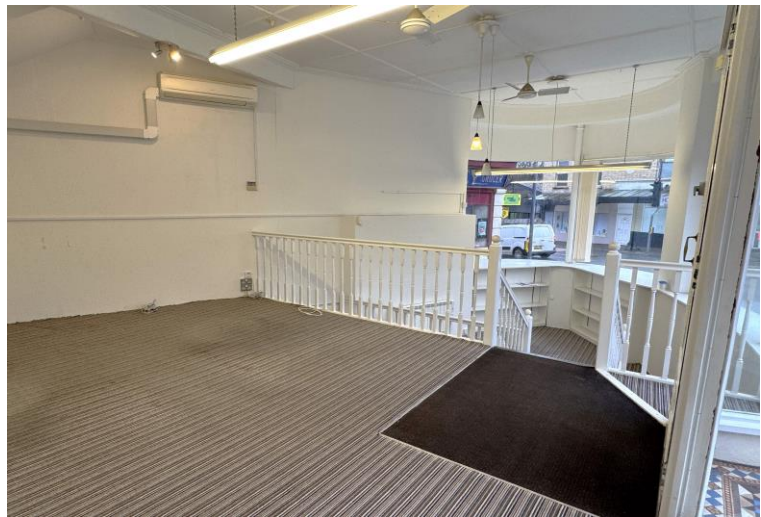


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1 Church Mews

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TQ1 1BB



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