

25-27 Torbay Road

Ref No: 5157

Paignton, Devon, TQ4 6AA



Ground Floor Lock Up Unit in Popular Trading Location

Current Retail Area Approx. 97m² (1,044 sq ft) with Generous Ancillary Storage

Available with Retailing Fixtures and Fittings

Located on Paignton's 'Golden Mile' - A Strong Retail Location

Refurbished to a High Retail Standard

Annual Rental of £18,000

Interested in this property?
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DESCRIPTION

Torbay Road is one of Paignton's premier trading areas and often referred to as Paignton's 'golden mile'. This unit is situated on Torbay Road; connecting Victoria Street to Paignton's seafront. Torbay Road is a thriving, established location for a variety of traders including retailers, cafes and leisure operators. Benefitting from high footfall of locals and tourists year round, this location is ideal for a wide variety of users.

The retail unit has been renovated in the last few years and now offers a rare opportunity for a tenant to occupy a high spec retail unit in the local area. The unit is being offered to let with the previous occupier's fixtures and fittings to include racking, CCTV and shop lifting alarm system. The unit benefits from a variety of other useful features, including a roller shutter, sensor activated automatic front doors and LED lighting. The unit is well laid out, with a large rectangular retail area, staff facilities, office, and a stock room with loading access from the rear.

The accommodation briefly comprises:-

RETAIL AREA

52' 6" x 19' 8" (16.0m x 6.0m)

STORE

18m² (193 sq ft).

Leading to:-

CLOAKROOM & WC

OFFICE

19' 8" x 6' 3" (6m x 1.9m)

STOCK ROOM

15' 9" x 15' 9" (4.8m x 4.8m)

TENURE

The property is available by way of a new FRI Lease, (proposed 6 years lease) exact terms to be agreed by negotiation.

RATEABLE VALUE

2023 List: £14,000.

Please note the Rates Payable amount is approximately £6,986 per annum, eligible parties can claim Small Business Rate Relief reducing the Rates to £4,657.33. Additional 40% Retail Relief may be available.

VIEWING

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

EPC AWAITED

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

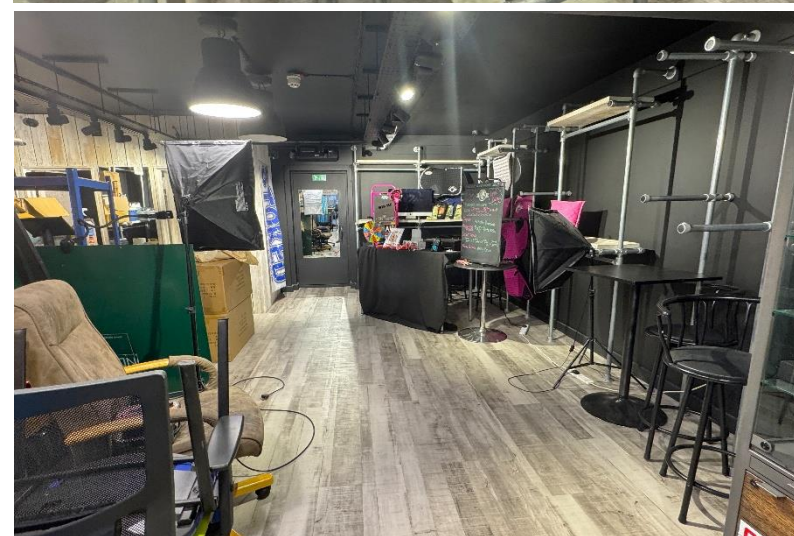
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