

10A Torquay Road

Ref No: 5165

Paignton, Devon, TQ3 3AB



Lock Up Unit with Basement Storage To Let

Affordable Unit in Paignton Town Centre with High Footfall

Net Internal Area Approx: 75m² (807 sq ft)

Would Suit a Variety of Uses – Café, Takeaway or Retail (STC)

Vacant Possession – With Gas & Extraction Already Installed

Annual Rental of £6,000

Interested in this property?

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LOCATION

Situated in a parade of national retailers such as Tesco's, HSBC, Post office and a mixture of independent traders. The unit is highly visible from the road due to the continuous traffic flow between Torquay and Paignton.

DESCRIPTION

The property comprises a ground floor lock up unit with a commercial Kitchen, downstairs there is a storeroom and WC. The property currently benefits from a gas, connection and extraction system, which would be ideal for a takeaway/catering business.

The accommodation briefly comprises:-

RETAIL AREA

25' 1" x 7' 5" (7.64m x 2.27m) (max)

KITCHEN

9' 1" x 7' 1" (2.78m x 2.16m) (max)

STORE

11' 10" x 7' 7" (3.606m x 2.3m)

WC

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

£6,000 Per Annum.

BUSINESS RATES

2023 List: £7,700

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

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

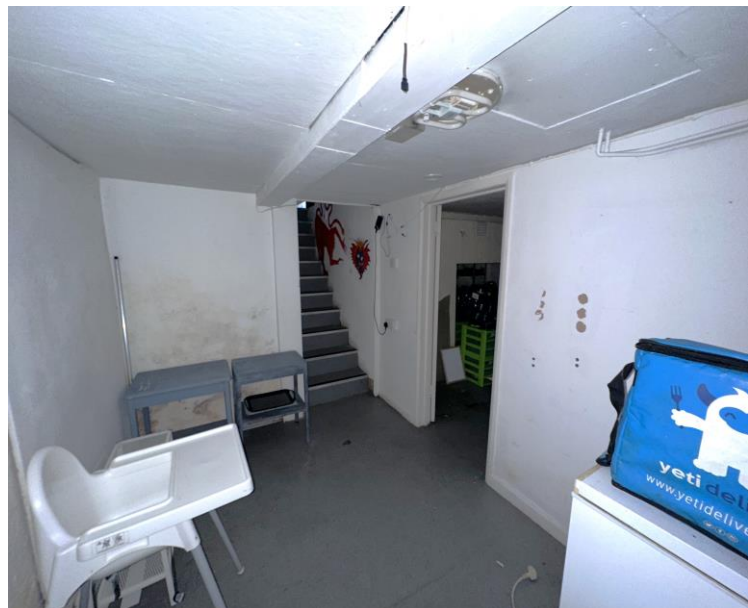
EPC AWAITED

VIEWING

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



Interested in this property?

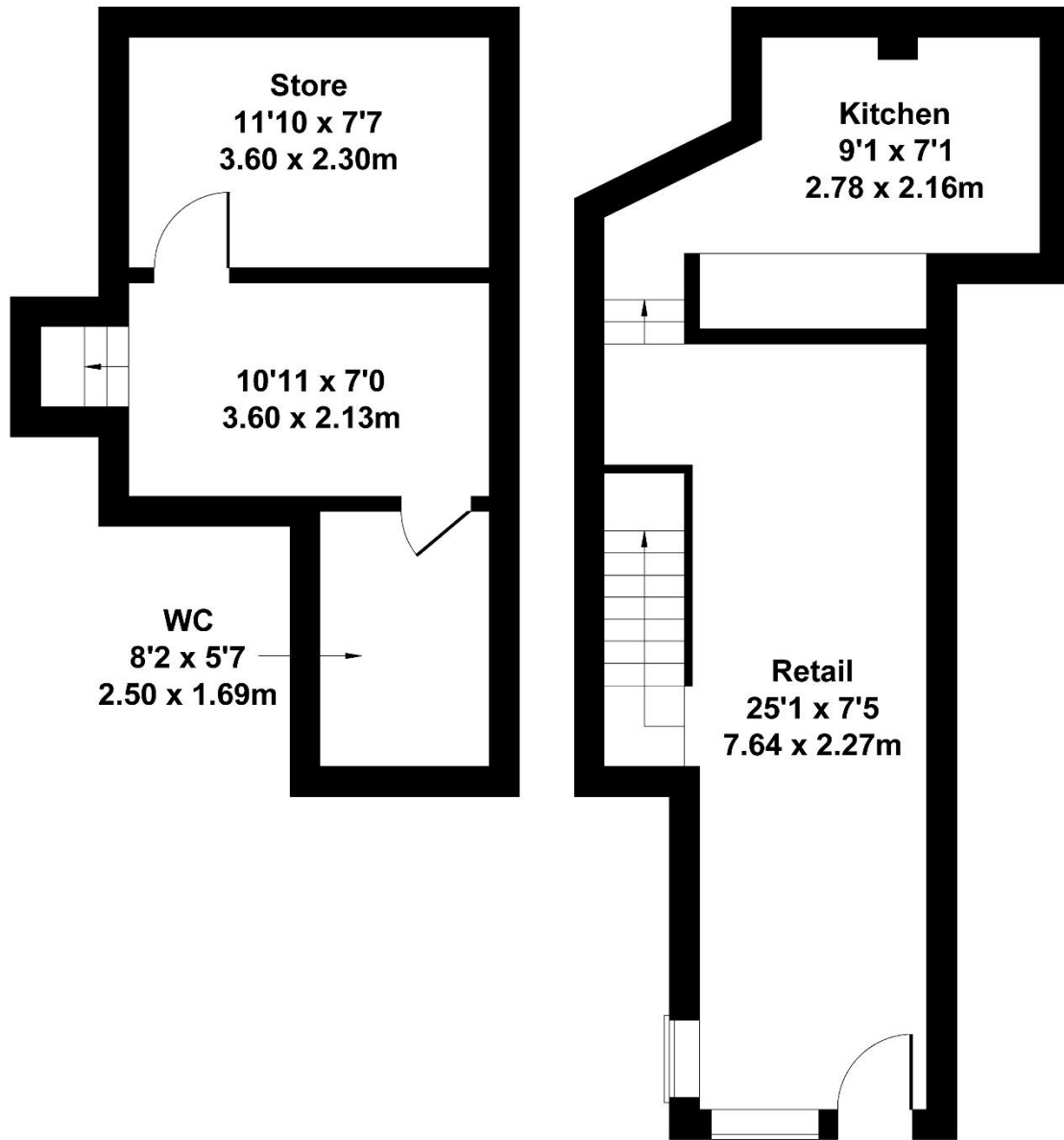
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Approximate Gross Internal Area
570 sq ft - 53 sq m



BASEMENT

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.

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