

# 24a Torbay Road

Ref No: 5167

Paignton, Devon, TQ4 6AF



## Ground Floor Retail Lock-Up Unit in Busy Town Centre Location

Prime Retail Location in Paignton Town Centre

Net Internal Area Approx. 81m<sup>2</sup> (872 sq ft)

Flexible Retail Space with Partitioned Secondary Retail/Storeroom

Eligible for 100% Small Business Rates Relief

Annual Rental of £12,000

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## LOCATION

The property is situated on Torbay Road, a busy and popular retail thoroughfare in the heart of Paignton. The area benefits from high levels of footfall and is surrounded by a mix of independent retailers, cafes and restaurants. Paignton is a popular seaside town with strong tourist trade alongside a year-round local population.

## DESCRIPTION

The property comprises a ground floor retail lock-up unit with a net internal area of approximately 81m<sup>2</sup> (872 sq ft). The accommodation is currently arranged as a front retail area with a partitioned secondary retail/store room, offering flexibility for potential occupiers. New occupiers may wish to remove the partition to create a larger, singular retail space. The unit is fitted with slat walling, ready for shelving.

The accommodation briefly comprises:-

### RETAIL AREA

23' 11" x 17' 7" (7.28m x 5.36m)

Door to:-

### SECONDARY RETAIL AREA/ STOREROOM

19' 2" x 19' 3" (5.85m x 5.87m)

Separated from the main retail area by a partition wall. This could be removed to create on larger retail area.

### STORE

7' 5" x 5' 1" (2.27m x 1.55m)

### STORE

9' 11" x 4' 3" (3.03m x 1.30m)

### WC

### TENURE

The property is available by assignment of the current lease, a six-year Full Repairing and Insuring (FRI) lease from December 2022. The lease includes a tenant break clause in November 2025 and a rent review in December 2025, or a new lease with terms to be agreed.

### RENT

£12,000 per annum, exclusive.

### BUSINESS RATES

2023 List: £9,700

Eligible parties will be able to claim 100% Small Business Rates Relief on this property.

### SERVICE CHARGE

Approx. £680 per annum.

### EPC RATING C

### 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)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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