

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. 81m² (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 81m² (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.

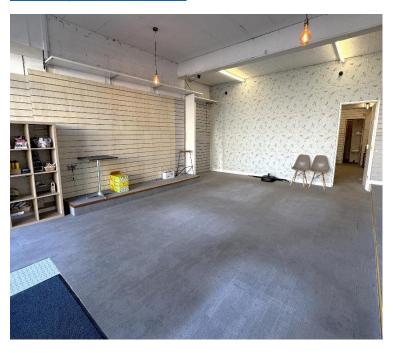
EPC RATING C

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



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.

