

Unit at Festival Theatre

Ref No: 5242

Esplanade Road, Paignton, Devon, TQ4 6AG



Prime Commercial Unit in Prominent Seaside Location

Highly Visible Unit on Paignton Seafront in Prime Location

GIA Approx. 228m² Potential to Install Mezz Approx. 65m²

Adjacent to the Popular Costero Lounge & Vue Cinema

Shell Condition Ready for Tenants Fit Out

Annual Rental of £30,000

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LOCATION

Paignton is a well-established seaside town situated on the South Devon coast, forming part of the celebrated English Riviera alongside Torquay and Brixham. The town benefits from excellent transport links, including the A380 which connects to the M5 motorway, as well as a mainline railway station offering direct services to Exeter, Plymouth and London Paddington.

Paignton's seafront is renowned for sandy beaches, vibrant pier and picturesque coastal scenery, making it a popular destination for tourists and residents alike. Festival Theatre is positioned in a prime location, connecting Paignton's seafront promenade to the bottom of the High Street and trading area, referred to as Paignton's 'Golden Mile'.

This location is surrounded by a variety of tourist focussed attractions and establishments, as well as national occupiers, Vue Cinema and Loungers.

DESCRIPTION

This is a rare opportunity to acquire a unit in one of Paignton's most prominent locations. The unit is available by way of a Sub-lease for a term to be agreed, up to July 2034. The space is in shell condition and is ready for a tenants fit out.

The unit offers large open space with a wide curved frontage onto Esplanade Road. The unit benefits from a double height section to the rear, which could either be used for higher height requirement uses or could be suitable for the installation of a mezzanine floor (subject to consent). The unit is already connected to ladies and gents WC facilities, but these would need renovating.

The accommodation briefly comprises:-

FRONTAGE:

19.87m

DEPTH (MAX):

18.58m

GROSS INTERNAL AREA:

228m² (2,454 sq ft)

TENURE

The property is available by way of a new sublease, up to July 2034 and outside the LTA 1954.

All leases will need consent of Lounger's landlord and the head landlord (Torbay Council).

RENT

£30,000 per annum, exclusive.

USE CLASS

Class E: Commercial, Business and Service.

Alternative uses requiring a change of use, will be considered (subject to necessary consent).

BUSINESS RATES

We believe the unit is part of a larger rateable demise and would need to be revalued once a letting has been completed.

VAT

The property is elected for VAT and therefore is chargeable on rent.

EPC RATING D

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.leasebusinesspremises.co.uk

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