

34 Hyde Road

Ref No: 3360

Paignton, Devon, TQ4 5BY



Commercial Investment Comprising Ground Floor Lock Up Retail Unit/Office

Currently Let to An Estate Agent at a Rent of £8,500 Per Annum

Great Position in Paignton Town Centre with a Range of Retailers & Professional Uses on the Road

Lease Expires May 2023

Viewing Highly Recommended

£95,000 Long Leasehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

The property is situated facing the oncoming flow of traffic towards Paignton town centre. Hyde Road is the principle one way throughfare through the town centre of Paignton. The location is highly visible to a high number of passing vehicles and pedestrians alike. Hyde Road is a popular trading location with a mix of retailers, professional businesses, financial services and caterers.

THE LEASE

The property is currently let to Absolute Sales & Letting Limited on a 5 year lease from May 2018 (expiring in May 2023) at a rent of £8,500 per annum, giving a return of 8.95%. The tenant has the option to break the lease on the second anniversary (May 2020) by giving not less than 3 months prior written notice.

The property is being sold with one parking space, (demised to the tenant).

The premises briefly comprises:-

RETAIL AREA

32' 6" x 17' 1" (9.9m x 5.2m)

ANCILLARY AREA

11' 2" x 10' 10" (3.4m x 3.3m)

RATEABLE VALUE

2017 List: £8,900.

Please note this is not Rates Payable. Qualifying Small Businesses will be eligible for 100% Rates Relief. Interested parties are advised to contact the Local Billing Authority, Torbay Council. 01803 201201.

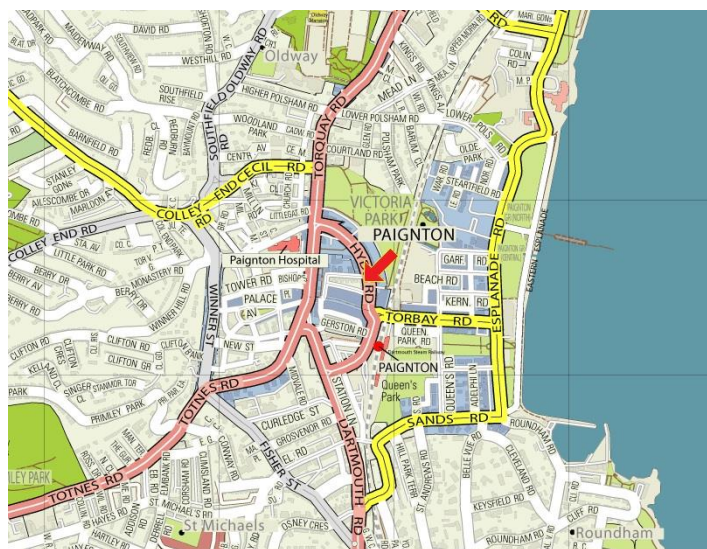
TENURE

The property is for sale on a new 999 year lease with minimal maintenance charges.

EPC RATING C

VIEWING

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



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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