

The Old Bakery

Ref No: 4442

Rear of 17 Hyde Road, Paignton, Devon, TQ4 5BW



Ground Floor Leasehold Office Available For Sale

Smart Office Accommodation - NIA Circa. 30m²

Suitable for Office/Storage Type Uses

1 Parking Space Included

Located in Paignton Town Centre

£65,000 Long Leasehold

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LOCATION

Hyde Road is the principle one way thoroughfare for all traffic coming through Paignton Town Centre and is a popular trading location with a varied mix of national and independent retailers, professional services, cafe and other non-retail occupiers. The Old Bakery is located on the lane to the rear of Hyde Road, facing Victoria Park.

DESCRIPTION

Located on the lower ground floor of 17 Hyde Road, the office has been fitted out to a good standard by the current owners and has space comfortably for three members of staff. The office area is approximately 30m² (319 sq ft) and benefitting from a large storage cupboard and new toilet and a kitchenette area. There will be one parking space allocated in front of the office. Well suited to office use, the unit is versatile and could be used for alternative commercial uses, such as storage or a training studio (Subject to necessary consent).

The accommodation briefly comprises:-

OFFICE

27' 4" x 11' 8" (8.32m x 3.56m)

Fitted to a good spec with strip lights, dado trunking and built in storage.

KITCHENETTE

With a new floor unit, with insert sink and hot water heater.

WC

EXTERNAL

1 parking space to the front of the office will be included.

TENURE

A new long lease will be created on sale with exact terms to be agreed. Interested parties are advised to speak to the Agents, Bettsworths for further information.

BUSINESS RATES

2023 List: £2,850

Please note this is not Rates Payable. Eligible parties will be able to claim 100% Small Business Rates Relief on this premises. Interested parties are advised to speak to the Agents, Bettsworths for further information.

EPC AWAITED

VIEWING

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



www.bettsworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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