

52a Hyde Road

Ref No: 3614

Paignton, Devon, TQ4 5BY



Extensive First Floor Office in Busy Town Centre Location

Mixture of Private Offices & Meeting Rooms with a Large Open Plan Office Space

Total Internal Area: 151m² (1,625 sq ft)

Parking Spaces Available via Separate Negotiation

New Lease Available - Terms to be Agreed

Annual Rental of £7,650



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DESCRIPTION

The office is located close to Victoria Street, Paignton's main high street. Hyde Road is one of Paignton's busiest thoroughfares, with continuous drive by traffic fuelled by the one way system through the Town. Favoured by a mixture of professional services, retailers and catering establishments, the street presents a diverse trading location.

This first floor office is extensive in size and consists of a mixture of smaller individual offices and meeting areas opening up to larger open plan office. The office benefits from its own utility supplies and central heating. The office also has the possibility of having allocated parking and a garage directly behind the unit, available via separate negotiation.

The premises comprises:-

Access via Ground Floor on Hyde Road.

GROUND FLOOR HALLWAY

With stairs leading to:-

OFFICE 1

19' 0" x 42' 8" (5.8m x 13.0m)

Large open planned office with rear access door to parking area.

OFFICE 2

14' 1" x 13' 9" (4.3m x 4.2m) (Max)

KITCHEN

Fitted with work top surfaces and storage cupboard housing the boiler.

OFFICE 3

14' 9" x 15' 5" (4.5m x 4.7m) (Max)

WC

WC

OFFICE 4

14' 5" x 8' 10" (4.4m x 2.7m)

OFFICE 5

18' 8" x 13' 1" (5.7m x 4.0m) (Max)

PARKING TO REAR

Up to two parking spaces and a garage are available to tenants at the rear of the building, to be agreed by separate negotiation. Contact the Agents for further details.

RATEABLE VALUE

2017 List: £10,500.

Please note this is not the Rates Payable. The premise is legible for 100% Small Business Rates Relief for qualifying parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

TENURE

The premises are available on a new lease with exact terms to be agreed by negotiation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing is highly recommended and can be arranged via prior appointment with the Agents Bettesworths. Tel. 01803 212021.

EPC RATING E

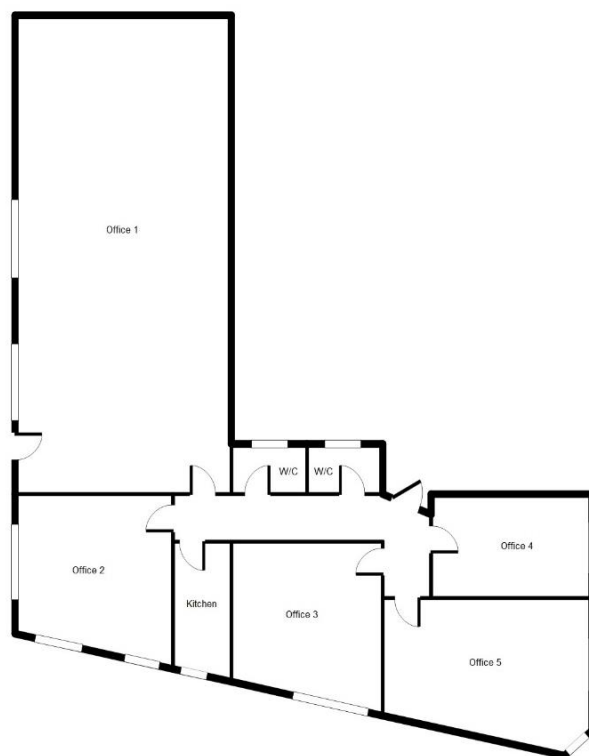


Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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