

11 Palace Avenue

Ref No: 2710

Paignton, Devon, TQ3 3EF



First Floor Office Premises To Let

Suitable for a Variety of Uses

Paignton Town Centre Location

Total Area Approx: 23.05m² (248 sq ft)

New Lease - Terms to be Agreed

Annual Rental of £3,000

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



11 Palace Avenue

Paignton, Devon, TQ3 3EF

DESCRIPTION

The premises are situated on the corner of Palace Avenue, adjoining Torquay Road and are well located to access Paignton Town Centre, highly visible from the street the offices would suit a variety of uses.

The private entrance leads to first floor landing and communal WC facilities. The adjoining offices are light and spacious and have a hand wash basin in each office.

The accommodation briefly comprises: -

LOBBY

2' 11" x 2' 7" (0.9m x 0.8m)

OFFICE 1

11' 6" x 12' 10" (3.5m x 3.9m)

OFFICE 2

9' 2" x 10' 2" (2.8m x 3.1m) (max)

TENURE

The property is available To Let on a new lease, to be held outside the Provisions of the 1954 Landlord & Tenant Act. Terms and length of lease are flexible and to be agreed by negotiation.

RATEABLE VALUE

2017 List: £1,600.

Eligible for up to 100% Small Business Rate Relief for qualifying Small Businesses. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council as to Rates Payable. Tel: 01803 207207.

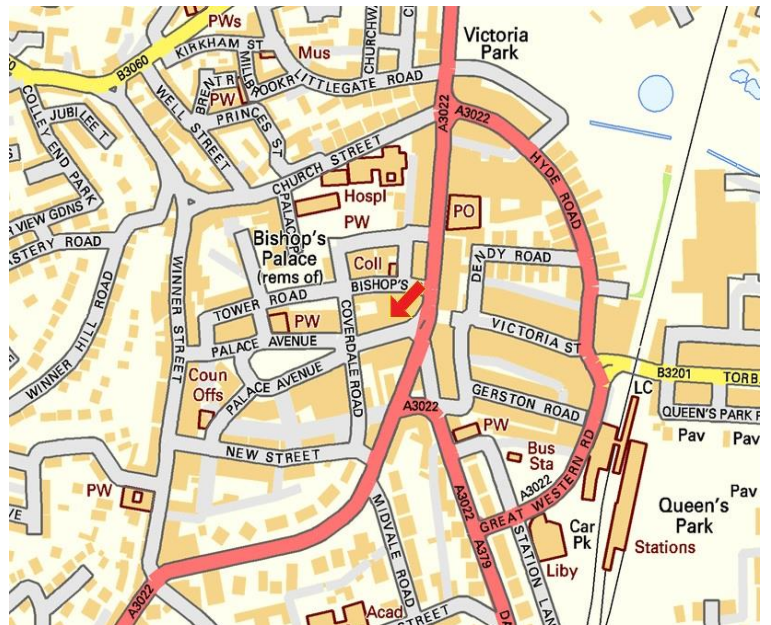
EPC RATING 'G'

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths.

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.lettingbusinesspremises.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.

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

