

Unit B, 288-290 Torquay Road

Ref No: 3326

Paignton, Devon, TQ3 2EU



Large Showroom/Retail Unit

Highly Visible on Busy Traffic Thoroughfare

Currently A1 Retail but Suitable for Various Uses

Total Internal Area 254m² (2,734 sq ft)

Parking/Loading to Rear

Annual Rental of £30,000

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LOCATION

Well set on Torquay Road in Preston, this route carries high volumes of traffic between Torquay and Paignton throughout the day. The local parade is highly active with good levels of occupiers include Domino's, Tesco and a number of retailers and professional services this coupled with an abundance of short stay free parking, generates high quantity of footfall along this stretch.

DESCRIPTION

Previously trading as a Morrison's Convenience Store the open and flexible accommodation would suit a wide variety of uses, but particularly lends itself to showroom/retail. With its wide attractive frontage and parking with loading bay to the rear, this is an attractive opportunity to many occupiers wishing to take a highly visible roadside and practical space in the Paignton area.

The accommodation briefly comprises:-

MAIN RETAIL AREA

35' 1" x 50' 10" (10.7m x 15.5m)

ANCILLARY

17' 9" x 50' 10" (5.4m x 15.5m)

Corridor to:-

REAR EXIT

13' 5" x 3' 7" (4.1m x 1.1m)

TENURE

The property is available by way of a New Fully Repairing and Insuring Lease, exact terms to be agreed by negotiation.

BUSINESS RATES

2017 List: £32,000.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL FEES

Each party is to bear their own legal costs incurred.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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.leasingbusinesspremises.co.uk



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



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