

1-5 Totnes Road

Ref No: 3452

Paignton, Devon, TQ4 5JX



Large Ground Floor Town Centre Unit

Suitable for a Variety of Uses, Subject to Consents

Paignton Town Centre Location

Double Fronted Unit

Total Area Approx: 139m² (1496 sq ft)

Annual Rental of £12,000

Interested in this property?
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DESCRIPTION

The unit benefits from a double fronted layout and is conveniently placed along the busy stretch of Totnes Road, coming into Paignton Town Centre. The unit is located just around the corner from Victoria Street, Paignton's primary high street. The property has two good size retail areas with entrances onto both Totnes Road and Dartmouth Road.

With its highly visible position and high volume of vehicular traffic that passes, this is a highly desirable position for any occupiers that wants a high profile location in a Town Centre location.

The accommodation briefly comprises:-

RETAIL AREA 1

23' 0" x 44' 0" (7.0m x 13.4m) (max)

Area Approx: 82m²

RETAIL AREA 2

24' 7" x 32' 2" (7.5m x 9.8m)

Area Approx: 57m²

FIRST FLOOR

LADIES & GENTS WC

RATEABLE VALUE

2017 List: £11,500.

Please note this is not Rates Payable. Eligible for up to 100% Small Business Rate Relief for qualifying Small Businesses. 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 E

VIEWING

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



www.bettesworths.co.uk
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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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