

# 1 Victoria Street

Ref No: 3492

Paignton, Devon, TQ4 5DH



## Highly Visible Corner Position Ground Floor Retail Unit

Prime Location on Town Centre's Main Trading High Street

Frontage to both Victoria Street & Torquay Road

Retail Area Circa 25m<sup>2</sup> (272 sq ft)

Ancillary Storage Circa 18m<sup>2</sup> (202 sq ft)

Annual Rental of £12,000

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## DESCRIPTION

The unit is situated on the corner of Victoria Street and Torquay Road. Victoria Street makes up part of Paignton's main high street and is the location for a variety of large and independent traders, including: Iceland, Boots and WHSmith. This prominent corner unit would suit a variety of users looking for a high footfall location in a busy pedestrianised high street. The unit also benefits from a good-sized basement storage area.

The accommodation briefly comprises:-

## NET FRONTAGE

20' 4" (6.2m)

## RETAIL AREA

17' 6" x 16' 11" (5.34m x 5.15m)

## CLOAKROOM

WC

## BASEMENT STORAGE

Area circa 18.76m<sup>2</sup> (202 sq ft).

## TENURE

The unit is available via a new lease, with exact terms and length to be agreed.

## RATEABLE VALUE

2017 List: £11,000.

**Please note this is not Rates Payable.** Up to 100% Small Business Rate Relief for eligible parties. For more information interested parties are advised to contact the Local Billing Authority, Torbay District Council.

## SERVICE CHARGE

The tenant is also expected to pay a service charge. This charge is variable but for 2019 is £516.75 Per Annum.

## EPC RATING E

## VIEWING

Viewing highly recommended and can be arranged by prior appointment with the 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.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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TQ1 1BB



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