



Hyde Corner Garage

Hyde Road, Paignton, Devon, TQ4 5BW



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Prominent Roadside/Edge of Town Centre Unit To Let
A Former Car Sales Site (Suitable for Many Other Uses) in Central Paignton
Large Canopied Forecourt & Vehicle Sales Area with Office Accommodation
Great Visibility to Pedestrian & Vehicle Traffic
An Opportunity to Occupy a Well Known & Prime Town Centre Site

LOCATION

The property is situated on the corner of Torquay Road and Hyde Road, in town centre of Paignton, South Devon. Torquay Road is the main arterial route for traffic entering and leaving Paignton town centre, giving this site a fantastic visibility display from one of the towns busiest thoroughfares.

The property has for many years been a car sales dealership and is well suited to continue in this use. However, would also be suitable for a wide variety of conceivable alternative uses.

DESCRIPTION

Hyde Corner Garage comprises a large canopied forecourt adjoining to an expansive open sales area. The sales area is complimented by two offices and a WC.

The unit is well suited for car related uses. However, alternative commercial uses would be considered. The landlord has also considered creating retail showroom units with onsite parking. Details for this can also be obtained from the agents.

Ref No: 4210

Stepped Annual Rental of £25,000

Interested in this property?

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The accommodation is arranged as follows: -

CANOPIED FORECOURT

Approx: 95.1m² (1,035 sq ft)

FURTHER VEHICLE SALES AREA

Approx: 249m² (2,700 sq ft)

OFFICE

OFFICE

With store.

WC

TENURE

The property is offered to let on a new Full Repairing and Insuring lease.

Exact lease length and terms to be agreed by negotiation.

RENT

The unit is offered on a stepped rent, with the following structure:

Year 1:	£25,000 per annum.
Year 2:	£27,500 per annum.
Year 3+:	£30,000 per annum.

RATEABLE VALUE

The unit has been split from a larger demise and is awaiting revaluation. Interested parties are advised to enquire with the agent as to a further guide on Rates Payable.

EPC EXEMPT

VIEWING

Viewing is by prior appointment with the Sole Letting 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

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