

Retail Showroom Units at Hyde Corner

Ref No: 4680

Hyde Road, Paignton, Devon, TQ4 5BW



Highly Prominent Retail Showrooms – Coming Soon

Highly Visible Location in Central Paignton

Space Available from 54.8m² to 129.6m²

Estate Parking for up to 5 Vehicles

White Box Handover - Ready for Tenants Internal Fit Out

Annual Rentals From £15,000

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

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

DESCRIPTION

Hyde Corner was formerly a car sales garage, with a covered sales forecourt. The site is now proposed to become a retail showroom/ or showrooms with covered onsite parking for 5 vehicles.

The showrooms are yet to be constructed and therefore there is flexibility on the space available. Current designs see the provision of two showrooms, Unit 1 being 54.8m² (590 sq ft) and Unit 2 being 74.8m² (805 sq ft). There may also be potential to join the two units together to create one retail showroom of 129.6m² (1,395 sq ft). Interested parties are advised to speak to the Sole Agents, Bettsworths for further information on availability.

The units are to be fitted out to a white box condition, ready for tenant's internal fit outs. Canopy frontage is to be allocated to each tenant, for prominent roadside advertisement.

Planning is being sought for Use Class E permission. Alternative uses may be considered, subject to necessary consent.

The accommodation briefly comprises:-

UNIT 1

Available to Let at £15,000p.a.

Width – 7.95m

Depth – 6.79m

Gross Internal Area: 54.8m² (590 sq ft)

The unit is to be fitted with a disabled WC.

UNIT 2

Available to Let at £20,000p.a.

Width – 9.57m

Depth – 8.10m

Gross Internal Area: 74.8m² (805 sq ft)

The unit is to be fitted with a disabled WC.

UNIT 1 & 2

Available to Let as one at £35,000p.a.

Width – 17.53m

Depth – 8.10m (Max)

Gross Internal Area: 129.6m² (1,395 sq ft)

PARKING

There are 5 parking spaces available for the use of the two retail units.

The current proposition is for these spaces to be shared between the two units. However, allocated parking spaces may be considered if required by parties.

TENURE

The units are offered to let on new Full Repairing and Insuring leases. Exact lease length and terms to be agreed by negotiation.

BUSINESS RATES

The property has been altered since its last valuation and needs to be revalued. These valuations will be booked in after the building works for the two units have been completed. Interested parties are advised to speak to the Agents, Bettsworths for further details.

EPC

EPCs for the units will be provided once the two units have been completed.

VIEWING

Viewing is by prior appointment with the Sole Letting 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.leasebusinesspremise.co.uk

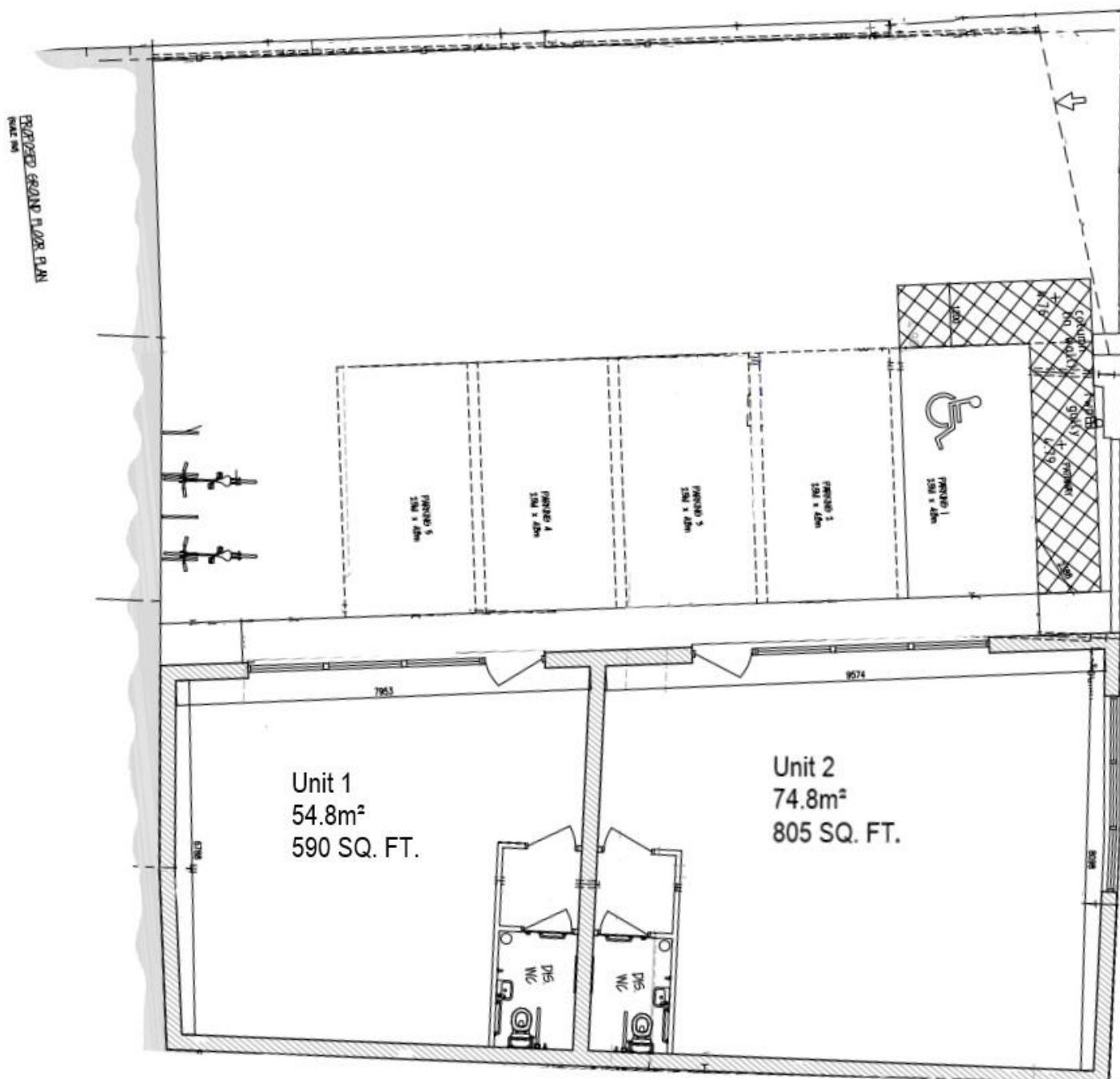
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