

# Roadside Retail Units at Hyde Corner

Ref No: 4680

Hyde Road, Paignton, Devon, TQ4 5BW



## Highly Prominent New Build Retail Showrooms

Located on Busy A3022 Linking Torquay to Paignton

Edge of Town Centre, with Busy Pedestrian Footfall

Space Available from 56m<sup>2</sup> to 137m<sup>2</sup> (603ft<sup>2</sup> – 1,475ft<sup>2</sup>)

Estate Parking for up to 5 Vehicles – With Disabled Access

Annual Rentals From £12,000

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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 (A3022) 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. Located on the edge of town centre, the units benefit from busy footfall of pedestrians walking to and from the town centre to nearby densely populated residential areas.

## DESCRIPTION

Newly constructed retail showroom units with covered onsite parking for 5 vehicles. Two units have been constructed on the site and are being offered either separately or together. Unit 1 being 56m<sup>2</sup> (603 sq ft) and Unit 2 being 81m<sup>2</sup> (872 sq ft). The units have been finished to a Whitebox standard, with inset LED spotlights, multiple surface mounted electrical points, double glazed aluminium shop fronts and individual disabled accessibility WCs. To the front of the units is a partially covered forecourt which provides parking for 5 vehicles.

The units have permission for Use Class E businesses, covering retail, office, and other generic light commercial uses. Alternative uses outside Use Class E, will be considered subject to necessary consent.

The units are available on new commercial leases, with exact terms to be agreed on negotiation. Viewing is highly recommended and can be arranged via the Sole Agents, Bettsworths. 01803 212021.

The accommodation briefly comprises:-

### UNIT 1

**Available to Let at £12,000p.a.**

**Width** – 7.77m

**Depth** – 7.17m

**Gross Internal Area:** 56m<sup>2</sup> (603 sq ft)

The unit is fitted with a disabled access WC.

### UNIT 2

**Available to Let at £16,000p.a.**

**Width** – 9.67m

**Depth** – 8.33m

**Gross Internal Area:** 81m<sup>2</sup> (872 sq ft)

The unit is fitted with a disabled access WC.

### UNIT 1 & 2

**Available to Let as one at starting rent of £25,000p.a.**

**Gross Internal Area:** 137m<sup>2</sup> (1,475 sq ft)

## PARKING

There are 5 parking spaces available for the use of the two retail units. 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 is currently awaiting revaluation.

The landlord has reviewed the sizes and the rates payable of nearby units and believes the Hyde Corner Units will be eligible for 100% Small Business Rates Relief.

If the units are not, then the landlord will cover the rates payable amount for the first 3 years of the lease.

## EPC RATING B

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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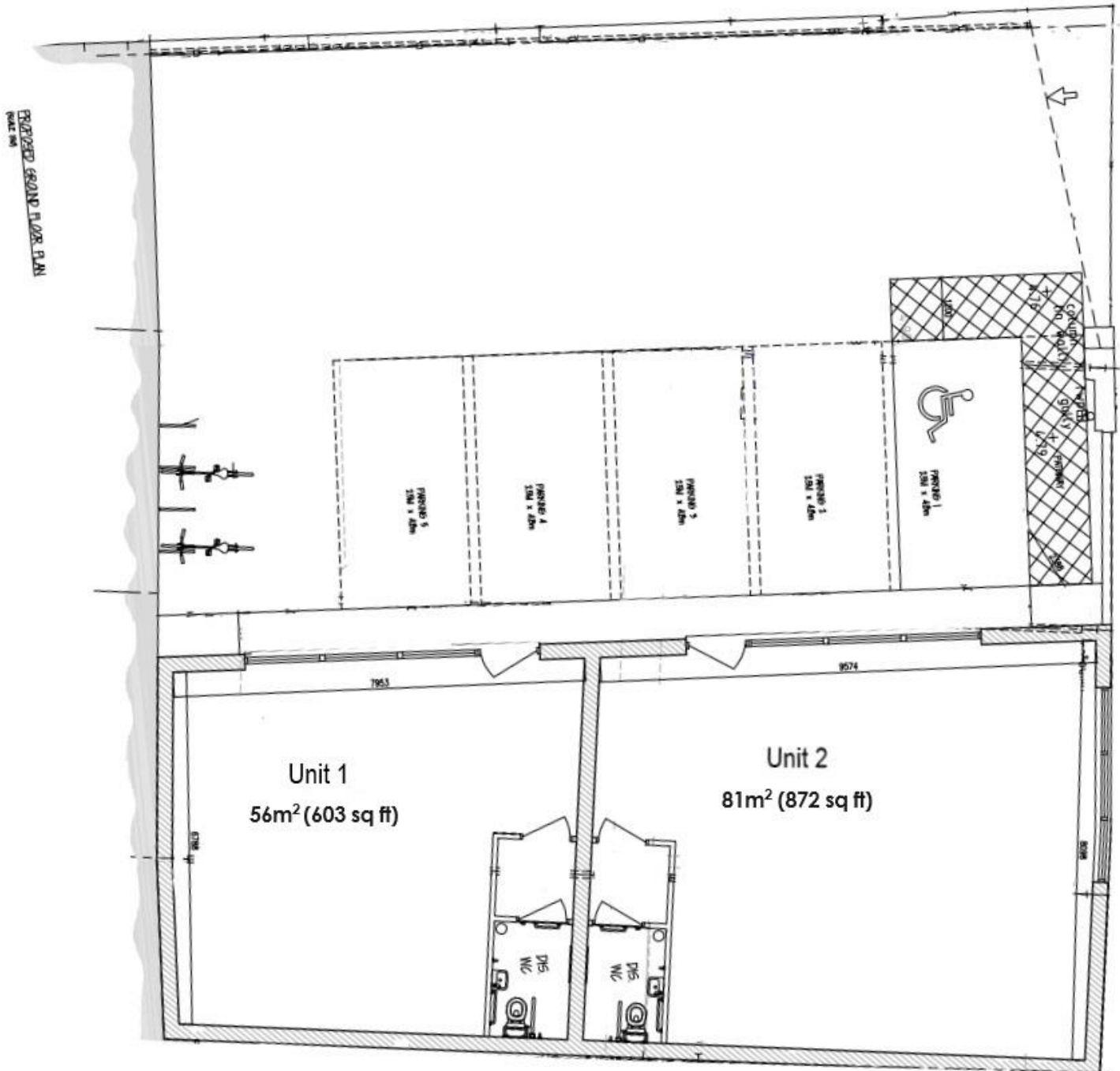
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