

# 62 Torquay Road

Ref No: 4864

Paignton, Devon, TQ3 3AA



## Double Fronted Retail Unit Occupying Prominent Corner

Located on the Corner of Hyde Road and Torquay Road

Retail Area Approx. 83m<sup>2</sup> (893 sq ft)

Ancillary Storage Rooms Approx. 20m<sup>2</sup> (215 sq ft)

Addressed as 62 Torquay Road & 2 Hyde Road, Paignton

Annual Rental of £10,200

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# 62 Torquay Road

Paignton, Devon, TQ3 3AA

## LOCATION

The unit occupies an enviable position on the corner of Hyde Road and Torquay Road. Benefitting from the large volumes of traffic travelling on the main road through Paignton Town Centre.

The unit is close to the main high street and is located amongst a range of independent businesses, such as restaurants, retailers and office users.

## DESCRIPTION

The unit is formerly two units, arranged as one. The dividing wall between 2 Hyde Road and 62 Torquay Road has been removed to create a large retail area, with a double shop front and even better prominence onto the main road through Paignton.

The unit has previously been used as an office and retail shop. It's location and prominence make it ideal for such uses, with excellent frontage for retail displays or marketing.

The unit benefits from a large retail area, with two rear storerooms, a kitchenette and external WC. Interested parties are advised to speak to the Agents, Bettsworths to arrange viewings.

The accommodation briefly comprises:-

## RETAIL AREA

**Frontage** – 12.29m

**Depth** – 6.80m (Max)

**Area Circa.** – 83m<sup>2</sup> (893 sq ft)

## KITCHENETTE

## STORE

12' 7" x 9' 0" (3.83m x 2.74m)

## STORE

10' 8" x 9' 9" (3.24m x 2.97m)

## WCS

There are two external WCs, accessed via the courtyard at the rear of the property.

## TERMS

The property is available by way of a new lease, exact terms to be agreed by negotiation.

## BUSINESS RATES

The unit was formerly two shops, and as such, still has two business rates listings. Interested parties may wish to enquire with the Valuation Office Agency, to have these listings combined into one.

**62 Torquay Road, Paignton, TQ3 3AA - £9,200.**

**2 Hyde Road, Paignton, TQ4 5BN - £4,050.**

Please note these figures are not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council as to the exact amount payable.

## EPC RATING D

## VIEWING

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

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