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TO LET  
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**Wickes**  
Kitchens & Bathrooms

Quality at  
a price...  
The right price.

**Wickes**  
Kitchens & Bathrooms

**To Let**

£80,000 per annum exclusive

227-231 Torquay Road, Paignton, Devon, TQ3  
2HW

4,976 Sq Ft  
(462.3 Sq M)



# Summary

- Retail / leisure unit to let
- Ground Floor Sales approx. 4,976 sq ft (462.37 sq m)
- Prominent roadside unit situated on the arterial Torquay Road
- 21 shared parking spaces onsite
- Would suit alternative uses subject to planning
- High specification retail / leisure premises
- Available Decemeber 2023

## Location:

The premises are located on Torquay Road (A3022) which is the main arterial route into Paignton town centre, approximately 1 mile to the south, linking with Torquay approximately 2 miles to the north. The premises are located adjacent to Sainsbury's local with other occupiers nearby including Anytime Fitness, Subway and Age UK. The premises benefits from dedicated shared parking for up to 21 vehicles.

## Description:

The property consists of a modern and high specification retail / leisure unit with 21 shared parking spaces onsite. The unit is currently utilised as a showroom but could be suitable for alternative uses subject to planning in addition to its existing use.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground Floor Sales	462.37	4,976

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, financial & professional services, restaurant, office, indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries to the Local Planning Authority.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £58,500.00. Therefore making the approximate Rates Payable £29,952.00 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available on a leasehold basis.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

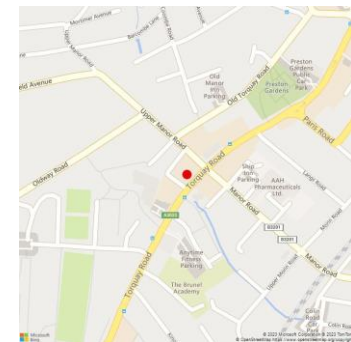
All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE JOINT AGENTS

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