



PRELIMINARY DETAILS = 174.9m² (1882.8sqft) Prime Retail Unit In Central Paignton

GF Retail area 100.0m² (1076.3sqft) FF Retail & store 74.9m² (806.5sqft)

Fantastic location on corner of pedestrian area and Dendy road allowing easy unregulated stock delivery

Very rare for prime town centre - an on site car space –ideal for delivery vehicles

WAYCOTTS
Established 1878

Former Edinburgh Wollen Mill Premises

11/13 Victoria Street Paignton Devon TQ4 5DH—New Lease available

Situation and Description

Probably the best located retail unit in Paignton Town with its own parking space

Occupying a very prominent corner location in Paignton's prime Victoria Street shopping street this modern retail space would suit a variety of traders subject to any necessary consent being required.

With excellent window displays to Victoria Street and the return frontage to Dendy Road this unit offers a great opportunity.

Nearby retailers include Boots PLC, WH Smith, Tesco, NatWest Bank together with an excellent selection of other National, Regional and local traders nearby.

Paignton Main line railway station and main bus station are a short walk away and a little further will find you at the famous Paignton Beach and Pier a magnet to holiday makers year on year—Paignton is a location ideal for a “staycation”.

Accommodation

See Floor Plan.

Lease

A new lease to be granted length negotiable subject to periodic upward only rent reviews

Lease to be on full repairing and insuring terms.

Rent

£27,500 per annum exclusive

Planning

We assume as a former A1 retail use the unit is now within Class “E” so suitable for retail office or restaurant use

Rates RV: £29750

EPC - F (Heating system needs upgrading to achieve “E”)

VAT

All prices are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred.

Viewing - Strictly by prior appointment with keyholders and sole agents

Contact : Nick Wheeldon MRICS or Clare Powlesland BA Hons

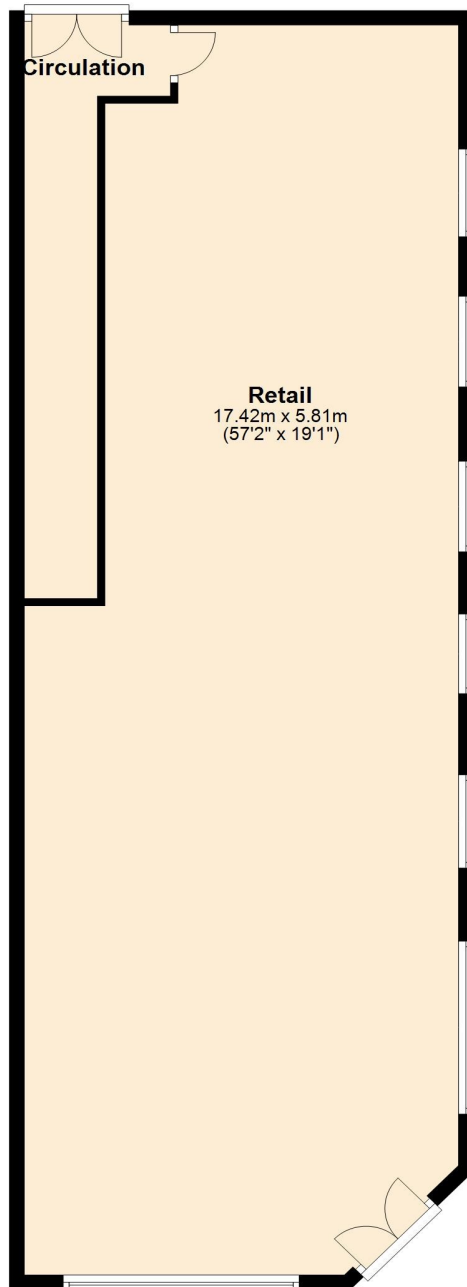
The White House, 42/44 The Terrace, Torquay, Devon, TQ1 1DE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

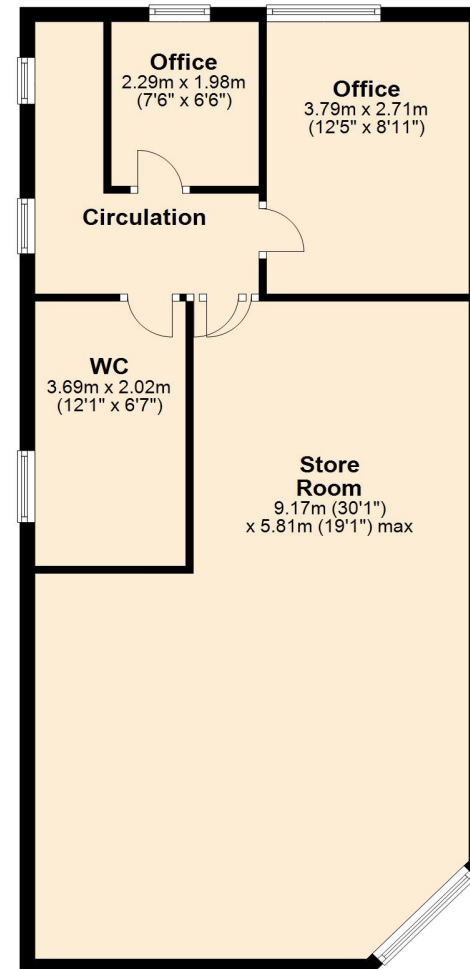
Ground Floor

Approx. 100.0 sq. metres (1076.3 sq. feet)



First Floor

Approx. 74.9 sq. metres (806.5 sq. feet)



Total area: approx. 174.9 sq. metres (1882.8 sq. feet)