



**On the Instructions of The Cary Estate**

Ground floor lock up shop unit on busy main road just off main pedestrianised prime Victoria St. 40.5m<sup>2</sup> (436.3 sq ft)

58 Hyde Road, Paignton, Devon, TQ4 5BY

TO LET: £9,600pa (£800pcm)

# 58 Hyde Road, Paignton, Devon, TQ4 5BY

**NEW LEASE**

**RENT: £9,600pa**

**RATEABLE VALUE: £6,900pa**

## Situation and Description

Hyde Road is a very busy main arterial road on the approach to the centre of Paignton being an established secondary retail area.

The unit is in a prime position just on the approach to the junction with Victoria Street, Paignton's prime shopping area which leads to the seafront and Paignton Pier populated by businesses more related to the tourist industry.

Paignton's mainline station and Paignton bus station are close by and Torbay Road.

On street parking (meter) is available nearby as well as a large pay and display car park adjoining the bus station.

## Accommodation

See floor plans.

## Lease

The premises are available on a new lease, length negotiable, on internal repairing terms together with a proportion of the building insurance. Rent reviews to be 3 yearly.

## Rateable Value

£6,900pa as at 1st April 2023 - NB Small business relief available for qualifying tenants.

## EPC

TBC

## VAT

This property has not been elected to VAT.

## Legal Costs

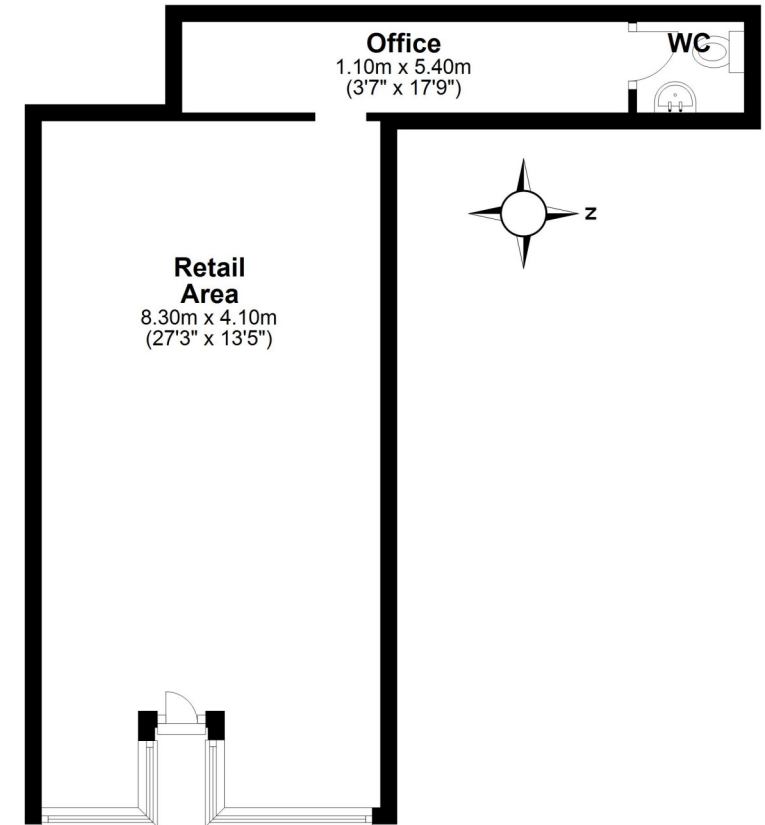
Each party to be responsible for their own legal costs incurred.

## Viewing

Strictly by prior appointment  
contact Waycotts  
**01803 403060**  
or  
**property@waycotts.co.uk**

## Ground Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 40.5 sq. metres (436.3 sq. feet)

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

T: 01803 403060

E: [property@waycotts.co.uk](mailto:property@waycotts.co.uk)

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.