

52 Hyde Road Paignton, Devon, TQ4 5BY
Ground floor shop/office with parking 111.4m² (1199 sq ft)
TO LET: £14,950 pa



# 52 Hyde Road Paignton Devon TQ4 5BY

### Situation

Occupying a prominent position on the favoured and busy Hyde Road close to Prime Victoria Road, Mainline railway, bus station and popular Torbay Road that runs down to the famous Paignton Pier, beach and old harbour.

Paignton along with Torquay and Brixham make up the very popular tourist destination of Torbay but equally it is becoming a favoured residential area as now benefits from the new South Devon Highway offering excellent access to employment opportunities at Exeter and the M5 corridor.

## Accommodation (All dimensions approximate)

Please see attached layout plan.

The measurements quoted are for guidance only, believed to be gross and are subject to verification. The VOA website records the accommodation to be some 111.4m<sup>2</sup>

### Lease

New lease, length to be negotiated on effective FRI terms.

## Rent

£14,950pa includes parking for 3 vehicles in the private car park at rear, alternatively £13,950pa without parking.

### Rateable Value

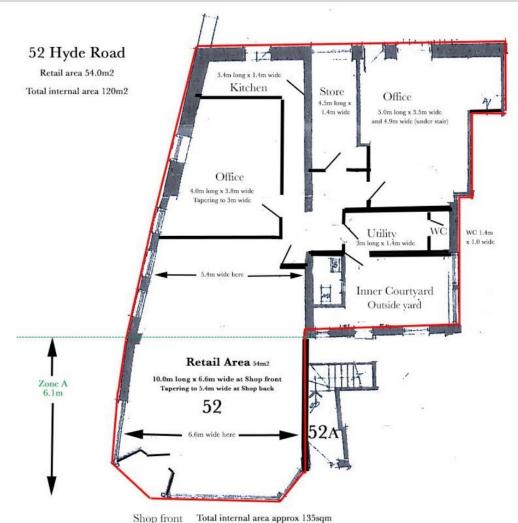
£10,250 as at 1st April 2023 - NB Small business relief available for qualifying tenants.

# **VAT**

All prices and rents quoted are exclusive of VAT where chargeable.

## **Legal costs**

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



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# **Viewing**

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

The Estate Office, 84a Abbey Road, Torquay, Devon, TQ2 5NP

T: 01803 403060

E: property@waycotts.co.uk

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 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.