



52 Hyde Road Paignton, Devon, TQ4 5BY  
Ground floor shop/office with parking 111.4m<sup>2</sup> (1199 sq ft)  
TO LET: £14,950 pa

**WAYCOTTS**   
Established 1878

# 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

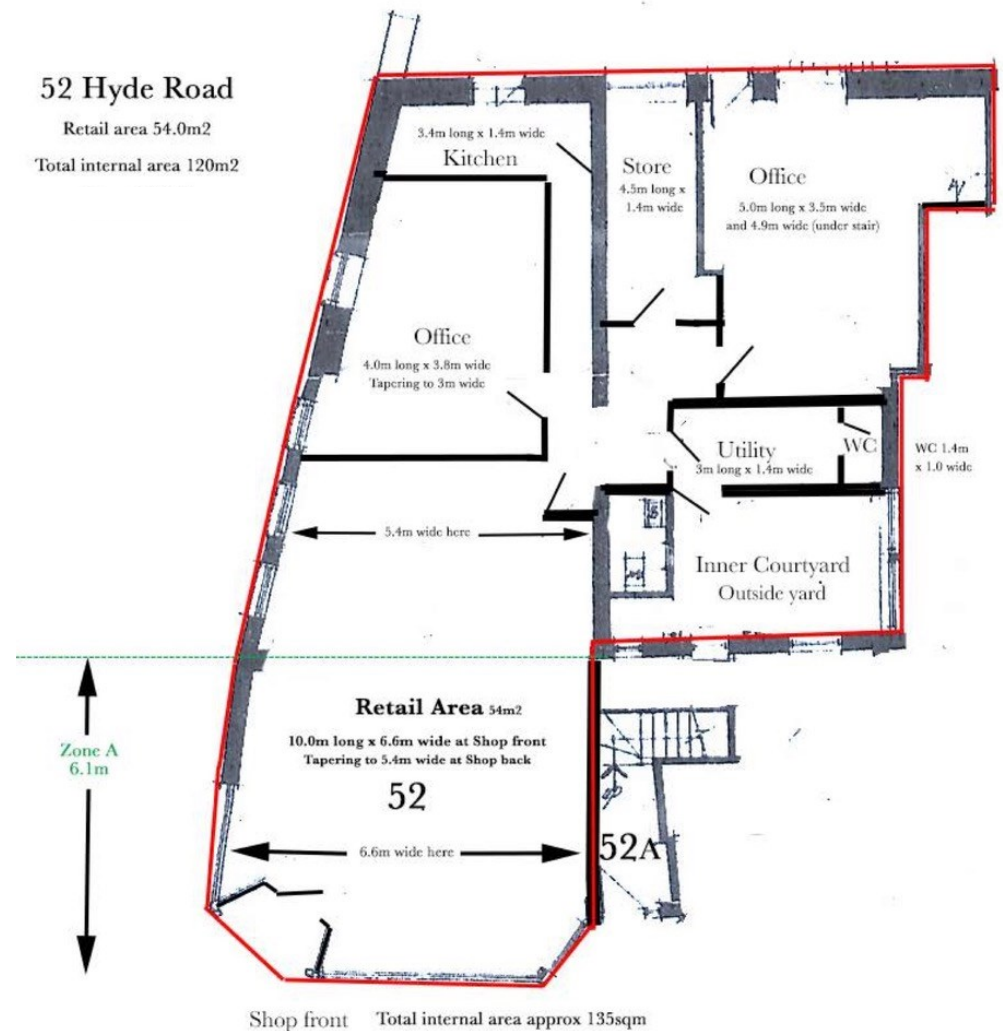
£10,250 as at 1st April 2023 - NB Small business relief available for qualifying tenants.

## 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.



## Viewing

Strictly by prior appointment contact: 01803 403060 or [property@waycotts.co.uk](mailto:property@waycotts.co.uk)