



50a Hyde Road, Paignton, Devon, TQ4 5BY

Lock-up shop unit 31.86 M<sup>2</sup> (343sq ft) suitable for a variety of uses, close to the prime Victoria Road shopping area.

TO LET: £7,250pa

**WAYCOTT'S**  
Established 1878

# 50a Hyde Road, Paignton, Devon, TQ4 5BY

## To Let: £7,250pa

### 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 offers a good 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.

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

### Accommodation

Frontage	4.26m
Depth	3.94m
Kitchen 3.51m x 1.82m with WC and wash hand basin off	
Side sales area front	1.64 m average width
Depth	3.26 m
Rear area width	1.6 m
Depth	3.29 m
Total Net internal area	<b>31.85 M<sup>2</sup> (343sq ft)</b>

### Lease

A new lease length negotiable on effective FRI terms.

### Rent

**£7,250pa**

**Rateable Value** £4,800      **EPC** D

### 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 contact

Nick Wheeldon MRICS

or

Clare Powlesland BA Hons. **01803 403060**

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