



5 Victoria Street, Paignton, Devon TQ4 5DH

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£12,000 Per Annum

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)



## SITUATION

These premises comprise a ground floor lock up shop currently trading as a baby clothes & accessories shop. It would be suitable for a number of trades, subject to planning permission. Occupying a prominent position in a very busy pedestrianised area opposite Tesco Metro, with multiples such as Boots, Iceland and several banks nearby.

## DESCRIPTION

Paignton is a popular seaside town which benefits considerably from a seasonal influx of tourists. The popular neighbouring towns of Torquay, Brixham and Totnes are all within about 20 minutes drive.

## SHOP

SHOP Frontage 4.38 m 14'4"

RETAIL AREA Depth 8.75 m x 4.65 m ( 28' 8" x 15' 3")

REAR RETAIL Depth 5 m x 4.60 m (16' 5" x 15' 1")

STORAGE/STOCKROOM 5m x 4.7m ( 16' 5" x 15' 5")

LOBBY With access to a shared passage where there is a CLOAKROOM.

## LEASE

A new lease is offered and terms can be negotiated but will effectively be full repairing and insuring terms covered by a service charge.

## RENT

£12,000 per annum.

## SERVICE CHARGE

For the current year £1,723.60

## BUSINESS COSTS

2017 £17,750 From 1st April 2023 £13,750. Please note this is not Rates Payable.

Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

## LEGAL COSTS

Each party to be responsible for their own costs.

## VIEWING

By appointment with the agents Michelmore Hughes Stags at The Old Surgery, 26 Fore Street, Totnes. Telephone (01803) 865116.

## EPC

EPC Energy Rating C



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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Energy Efficiency Rating		Current	Potential
3 (Very energy efficient - lower running costs)			
A	(91 plus)		
B	(81-90)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(27-38)		
G	(1-26)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	