



52 Victoria Street, Paignton, TQ4 5DS

A very well located retail unit of 95 m2 (1023 sq.ft) currently fitted out as a restaurant in a busy area of this popular seaside town.

- Excellent location
- New Lease available
- £18,000 pa

£18,000

01803 866130 | rentals.totnes@stags.co.uk



SITUATION

A very well located ground floor retail unit. Occupying a good position in a very busy partly pedestrianised area near the train station. Nearby occupiers include Boots, Mountain Warehouse & W.H. Smith.

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 5.79 m

RETAIL AREA Depth 12.31 m x 4.72 m

REAR RETAIL Depth 4.15 m x 5.87 m

KITCHEN 3.23 m x 7.60 m

Total 95 m² (1023 sq ft)

Passage with access to W.C.s

LEASE

A new lease is offered and terms can be negotiated but will effectively be, proportionately full repairing and insuring terms.

RENT

£18,000 per annum.

BUSINESS RATES

From 1st April 2023 £17,000. Please note this is not Rates Payable.

LEGAL COSTS

Each party to be responsible for their own costs.

VIEWING

By appointment with the agents 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)			
392 plus) A			
321-391) B			
213-320) C			
155-212) D			
139-154) E			
121-138) F			
81-120) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	