



28a Hyde Road, Paignton, Devon TQ4 5BY

First and second floor offices located on Hyde Road. Previously occupied as a dental surgery but suitable for a variety of uses.

- 79.4 sq (855 sq.ft.) • NEW LEASE • AVAILABLE NOW

£9,000 Per Annum

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



LOCATION

A very well located first floor unit occupying a good position.

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.

DESCRIPTION

First and second floor offices suitable for a variety of uses. Usable office area approx. 79.4 sq.m (855 sq.ft) spread over two floors.

LEASE

The property is available by way of a new commercial lease. Exact terms of lease length to be agreed by negotiation.

RENT

£9,000 per annum

BUSINESS RATES

We have been informed that the property has the following Rateable Value 2025 list: £5,400.00 per annum

LEGAL COSTS

Each party to bear their own costs.

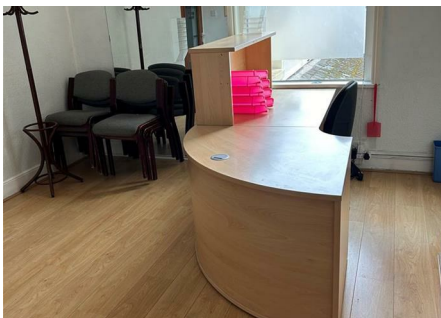
VIEWING

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

EPC

D - 100

<https://find-energy-certificate.service.gov.uk/energy-certificate/0510-0438-7309-8197-7002>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
92 (91-100)	A		
81 (61-91)	B		
69 (40-81)	C		
55 (40-69)	D		
39 (34-55)	E		
21 (21-39)	F		
1 (1-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	