



5 Victoria Street, Paignton, Devon TQ4 5DH

A very well located retail outlet of 87 m2 (937 sq.ft) and capable of enlargement, in a very busy pedestrianised area of this popular seaside town.

- New Lease

£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 £3,493.00

## BUSINESS COSTS

2023 List: £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 Stags at The Old Surgery, 26 Fore Street, Totnes. Telephone (01803) 865116.

## EPC

EPC Energy Rating C.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9576-8969-8401-5391-1224>

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(45-54) E		
(31-44) F		
(13-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC