

# LEISURE



**STAGS**

63-65 Torbay Road, Paignton, Paignton, TQ4 6AJ

Ground floor retail unit with first floor storage located on popular Torbay Road, Paignton.

• EXCELLENT LOCATION • NEW LEASE AVAILABLE • FIRST FLOOR STORAGE/OFFICES

£19,500 Per Annum

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

## SITUATION

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

## DESCRIPTION

A very well located ground floor retail unit with first floor storage over. suitable for a variety of retail trades or other uses, subject to any necessary planning consents.

### SHOP

Frontage - 5.92m

Retail area - Depth 20.5m X 5.92m

Rear Office- 14.51m<sup>2</sup>

### FIRST FLOOR

Kitchen - 6.9 m<sup>2</sup>

Storage area - 48.8 sq.m

W.C.

Total ground floor retail area 121.36 Sq m (1,306 Sq ft)

## LEASE

A new lease is available on proportionately full repairing and insuring terms. Length of terms to be agreed

## RENT

£19,500 per annum

## BUSINESS RATES

The property is currently rated for business rates as part of a larger commercial premises, which on the 2023 List is £34,000. The Rateable Value of this shop unit is therefore in the process of being reassessed.

Following reassessment we expect the rateable value for this shop unit only to be reduced.

Please note this is not Rates Payable. Small Business Rate Relief maybe available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## 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

BAND 62C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0997-9144-0330-3600-3503>



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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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		