



1 Victoria Street, Paignton, Devon TQ4 5DH

Total net internal area 24.3 sq m (262 sq ft) plus
basement storage

- Excellent location • Available immediately, subject to references

£12,000 Per Annum

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

SITUATION

Victoria Street is one of the main shopping streets in Paignton. This busy town centre location ensures a high level of passing trade. Paignton is a popular tourist destination providing an extra boost in customers during the busy holiday seasons.

DESCRIPTION

1 Victoria Street is a ground floor retail unit in a highly visible, corner position. It is situated on a corner site fronting Victoria Street, the main shopping street and Torquay Road, the main road connecting Paignton and Torquay.

Victoria Street is popular with a wide range of retailers, including Tesco which are directly opposite number 1.

The premises is currently fitted out as a fishmongers, but would be equally suitable for a variety of other retail uses. An excellent opportunity to be located in a prime retail spot within the town.

Total net internal area 24.3sq m (262 sq ft) plus basement storage.

RENT

£12,000 per annum

LEASE

Available on a new proportionately full repairing lease by way of a service charge.

EPC

Band E (115)

BUSINESS RATES

The property currently has a Rateable Value of £9,200. This is not the amount payable, and qualifying businesses may be eligible for full exemption if entitled to Small Business Rates Relief.

Interested parties are advised to make enquiries with the rating authority, Torbay Council.

VIEWING

Strictly by appointment with the agents Michelmores Hughes Stags, 26 Fore Street, Totnes, Devon TQ9 5DX.

01803 865116 or commercial@stags.co.uk



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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