



To let

11 Palace Avenue, Paignton, Devon, TQ3 3EF

Viewing by prior appointment
with Tom Churchward MSc

(01392) 202203

tom@sccexeter.co.uk

Retail area of approx: 738 sq ft (68.58 sq m)

Generous ancillary area

Prominent corner position in busy trading area

Available by assignment or sublease

To let: £27,000 per annum

Location

The property is situated in a prominent and visible position on Palace Ave close to the prime shopping area of Victoria Street within the town centre. The town is well represented with a number of national and independent traders and also benefits from a number of coffee shops, cafes and restaurants.

Paignton forms part of Torbay including Torquay and Brixham and has a combined resident population of circa 135,000 which is further increased with the influx of tourists in the summer months.

Description

The property comprises a period property with the accommodation arranged on 3 floors. The ground floor is dedicated to retail sales / offices with offices and storage on the first floor together with staff, kitchen and w/c facilities. There is a basement for storage purposes.

Accommodation

The accommodation comprises:

| Description | Sq ft | Sq.m |
|---------------|--------------|---------------|
| Ground Floor | 738 | 68.58 |
| First Floor | 415 | 39 |
| Basement | 518 | 48 |
| TOTAL: | 1,671 | 155.58 |

Lease Terms

The property is held on a 15 year lease from November 2007. The passing rent is **£27,000 per annum**. Other terms by negotiation.

It is being offered by way of assignment or sub-lease, further details are available from the agent and exact terms are to be agreed by negotiation.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D (89)

VAT

The property is not elected for VAT.

Business Rates

RV Ground , Basement, part of First: £14,000
RV Part of First: £1,600

Rates payable: Please note this is not the rates payable. Qualifying occupiers may be eligible for rates relief. Interested parties are advised to make their own enquiries with the Local Billing Authority.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSC Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

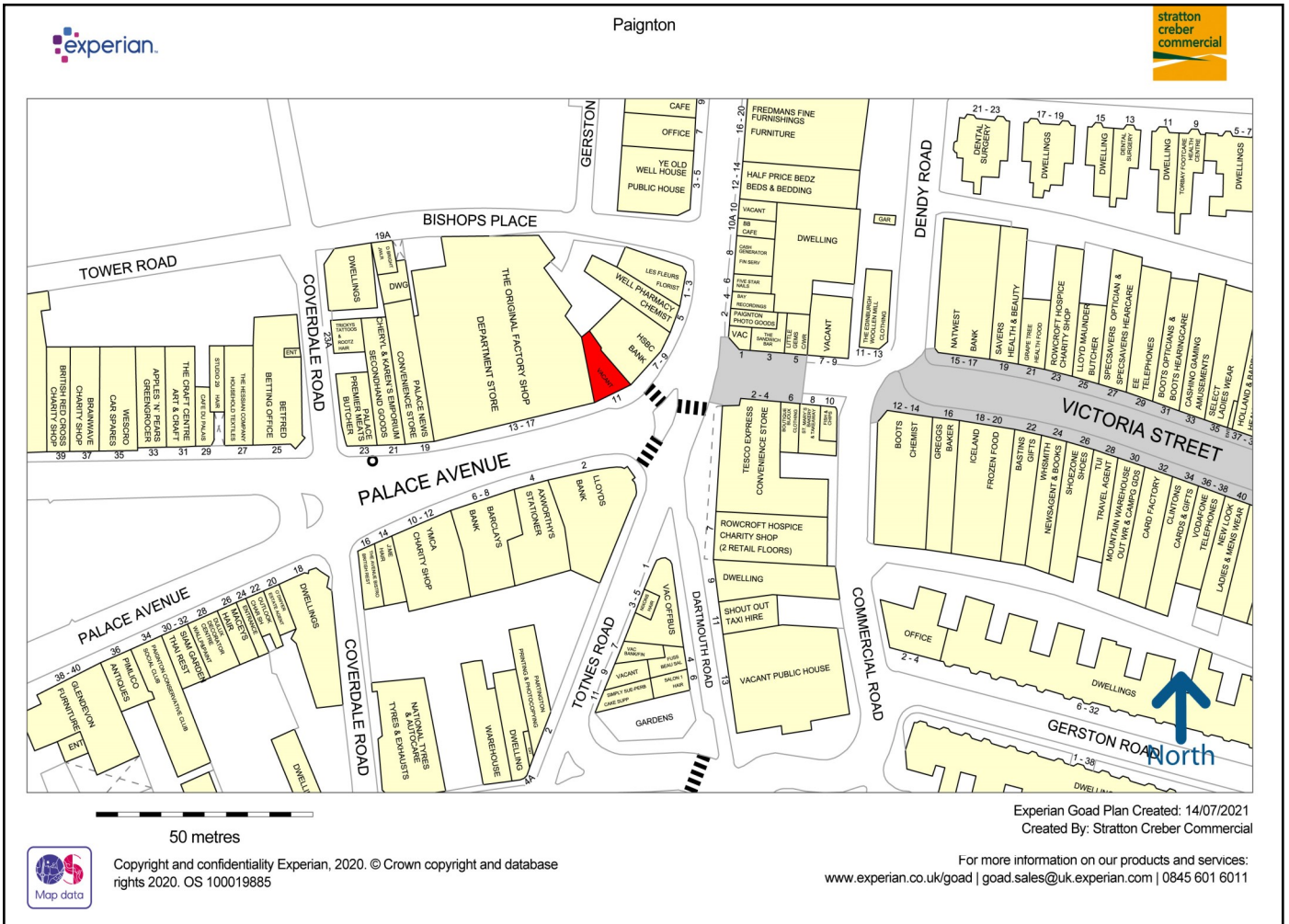
E: info@sccexeter.co.uk

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Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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