

stratton  
creber  
commercial

property consultants



# To let

## 11 Palace Avenue, Paignton, Devon, TQ3 3EF

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Viewing by prior appointment  
with Tom Churchward MSc

**(01392) 202203**

[tom@sccexeter.co.uk](mailto: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

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## 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
<b>TOTAL:</b>	<b>1,671</b>	<b>155.58</b>

## 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](mailto:tom@sccexeter.co.uk)



### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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