



22 Victoria Street, Paignton, Devon, TQ4 5DN

For sale

Viewing by prior appointment with
Damian Cook / Tom Churchward

(01392) 202203

damian@sccexeter.co.uk

tom@sccexeter.co.uk

Prime shop for sale

Arranged over 5 floors

Potential for residential conversion on upper floors

4,812 sq ft (447 sq m)

Price: £360,000 plus VAT

strattoncrebercommercial.co.uk

Location

Paignton is located within the wider Torbay conurbation made up of neighbouring Torquay and Brixham. It is a seaside town resort which experiences significant influx of visitors during the summer months. It is connected to the A380 (Torbay Ring Road) which links the towns of Torquay, Paignton and Brixham to the dual carriage way at Newton Abbot with the M5 approximately 12 miles away. Plymouth is approximately 30 miles south west and Exeter 25 miles north east. The town has a resident population of approximately 47,000 people.

The premises are situated in 100% prime pitch within Victoria Street adjacent to **Iceland** and **WH Smith** and close to **Boots the Chemist**, **SpecSavers**, **Tui**, **Greggs**, **Nat West Bank** and **Tesco Express**.

Description

The premises are arranged over basement, ground and three upper floors.

The property benefits from a service lane and rear loading.

Accommodation

The property comprises the following approximate dimensions and floor areas:

Description	Sq.m	Sq.ft
Gross frontage	6.3m	20ft 8in
Net frontage	5.46m	17ft 11in
Internal width	5.69m	18ft 8in
Narrowing to	5.28m	17ft 4in
Shop Depth	25.09	82ft 4in
Built depth	30.02	98 ft 6in
Ground floor sales	147 sq m	1,589 sq ft
Rear store/office	8 sq m	88 sq ft
Basement store	69 sq m	744 sq ft
First floor	152 sq m	1,635 sq ft
Second floor	32 sq m	340 sq ft
Third floor	39 sq m	417 sq ft
Total	447	4,812

Tenure

The property is available freehold.

Price

£360,000 plus VAT.

Energy Performance Certificate (EPC)

The premises have a current EPC rating of C/74. A certificate can be made available on request.

Business Rates

We understand the property is assessed as follows:

Rateable value (2017): £35,000

Qualifying occupiers will receive 66% Business Rates Relief from 1st July 2021 until 5th April 2022 .

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes Order) 2020. Interested parties should carry out their own investigations.

Development Opportunity

There maybe an opportunity for conversion of the upper floors to residential use, subject to planning permission.

VAT

VAT is chargeable to the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

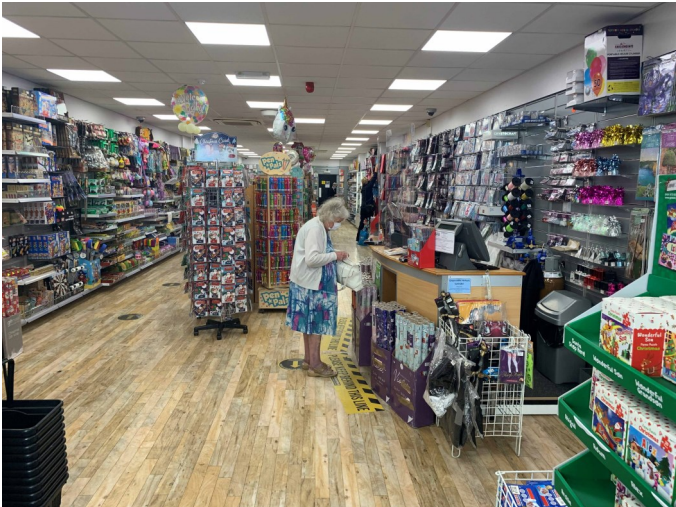
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS
Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
tom@sccexeter.co.uk

OR

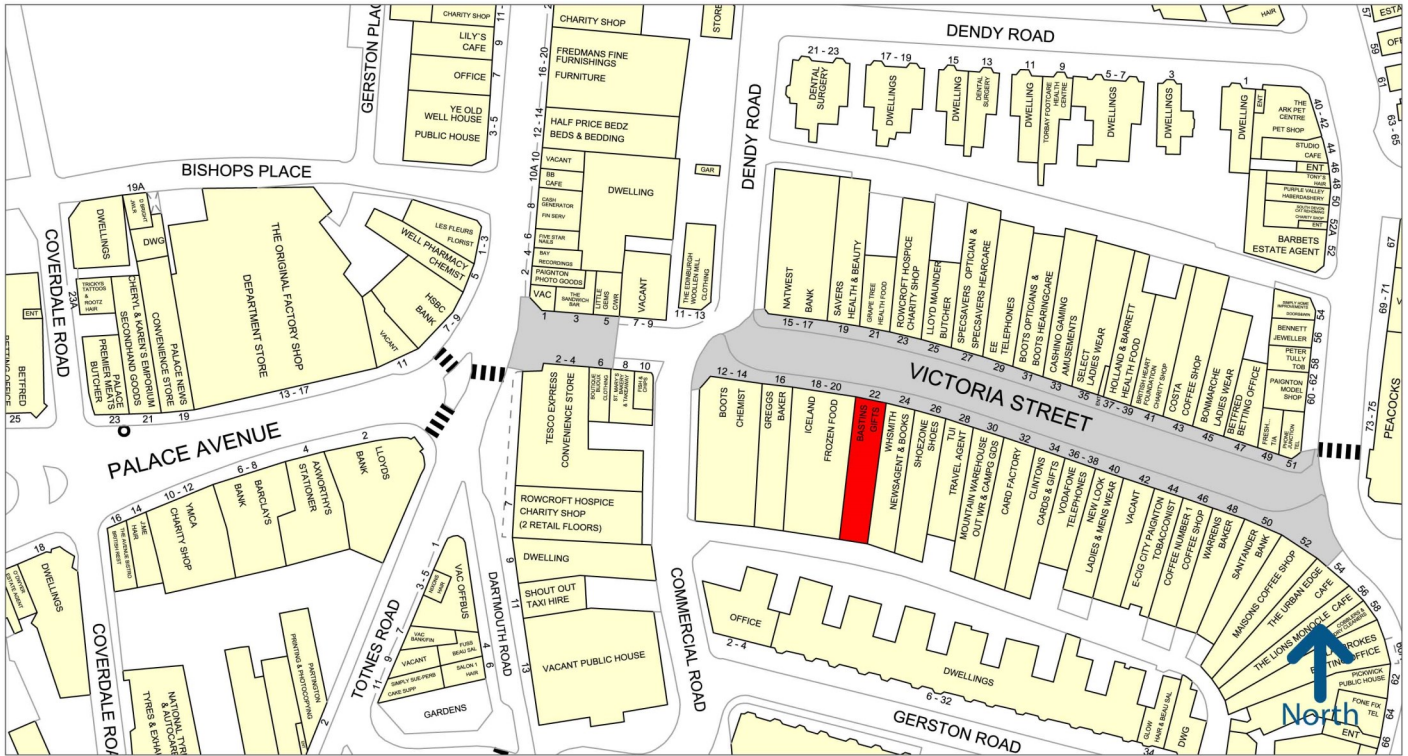
Avison Young
St Catherine's Court, Berkeley Place, Bristol, BS8 1BQ

Contact: Chris Wright / Sue Fermandel
DD: (0117) 988 5354
Email: Chris.wright@avisonyoung.com
Sue.fermandel@avisonyoung.com





Paignton

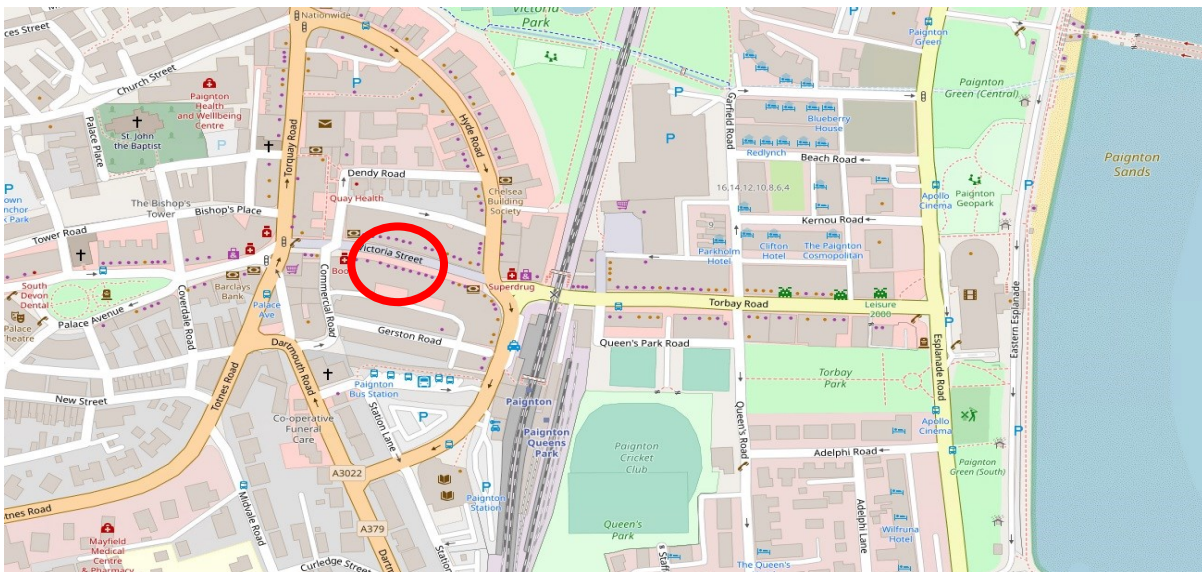


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Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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