



13 - 17 Palace Avenue, Paignton, Devon,  
TQ3 3EF

# To let

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

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

Substantial retail premises close to town centre

Retail area approx. 5,400 sq.ft (502 sq m)

Smaller units may be available

Available by way of new lease, terms to be agreed

To let: £65,000 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 is one of the largest retail units in the area with floor to ceiling windows offering excellent frontage and a flexible trading space that can be reconfigured to suit the occupiers needs.

Previously used for retail the property would be suitable for a wide variety of use, subject to relevant consents.

## Accommodation

The property comprises an open plan retail space approximately 502m<sup>2</sup> (5,400 sq.ft) with ancillary of 7m<sup>2</sup> (76 sq.ft)

## Lease Terms

The property is available by way of new lease and at a guide rent of **£65,000**, all other terms to be agreed by negotiation.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

## Business Rates

The property is currently being reconfigured, as a result it has been taken out of rates and will need to be reassessed upon completion. Interested parties are advised to make their own enquiries with the local billing authority, Torbay Council.

## VAT

VAT is payable at the standard rate where applicable.

## Legal Costs

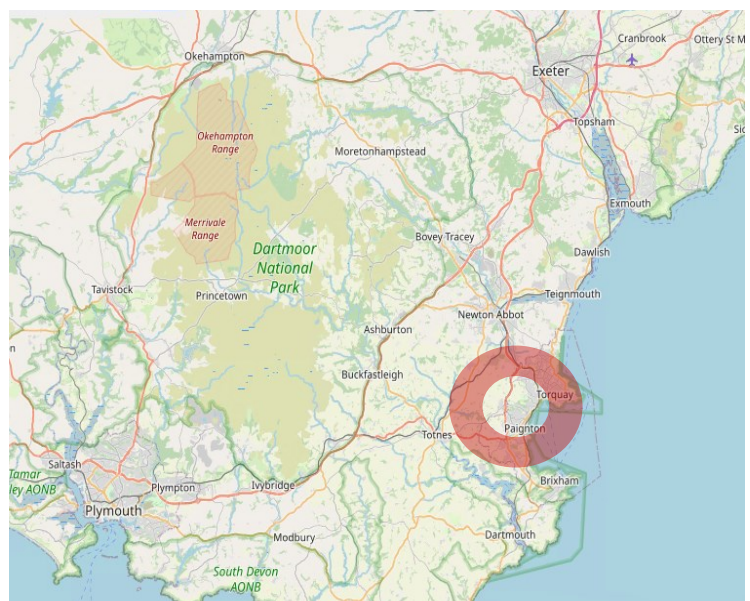
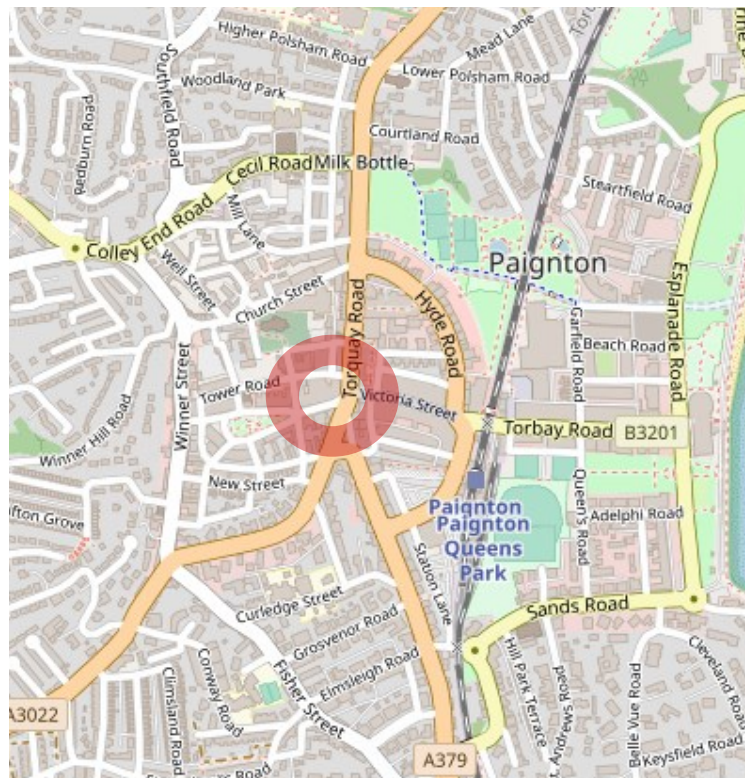
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

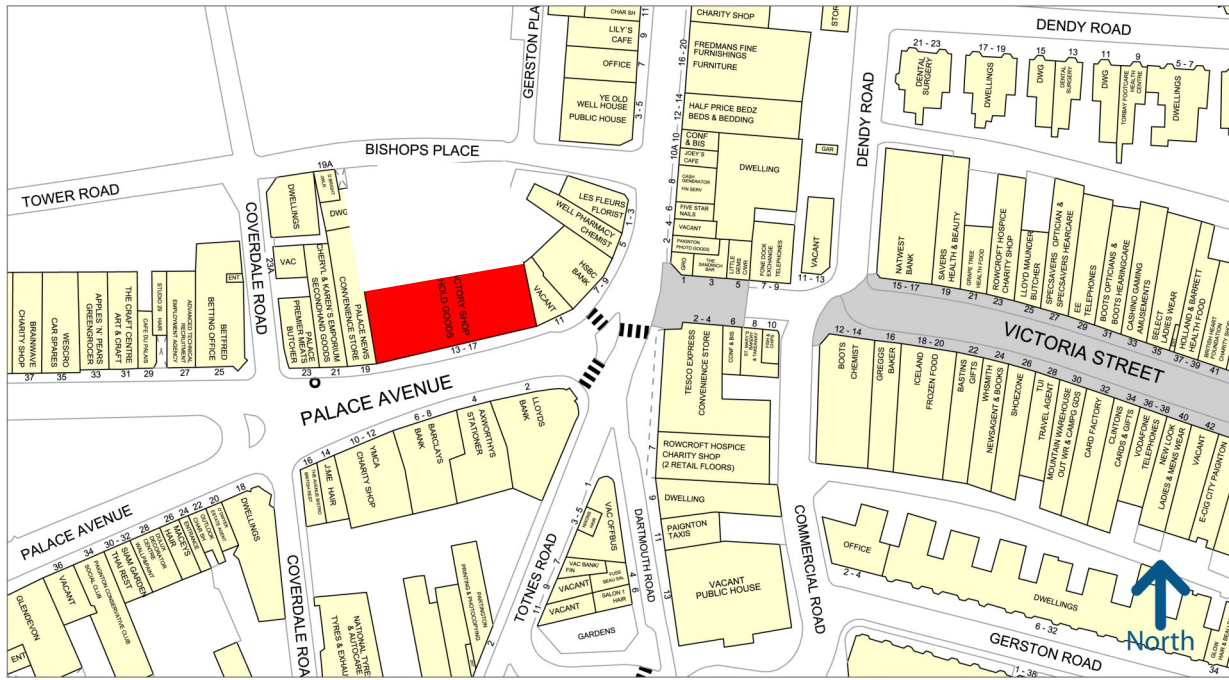
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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Paignton



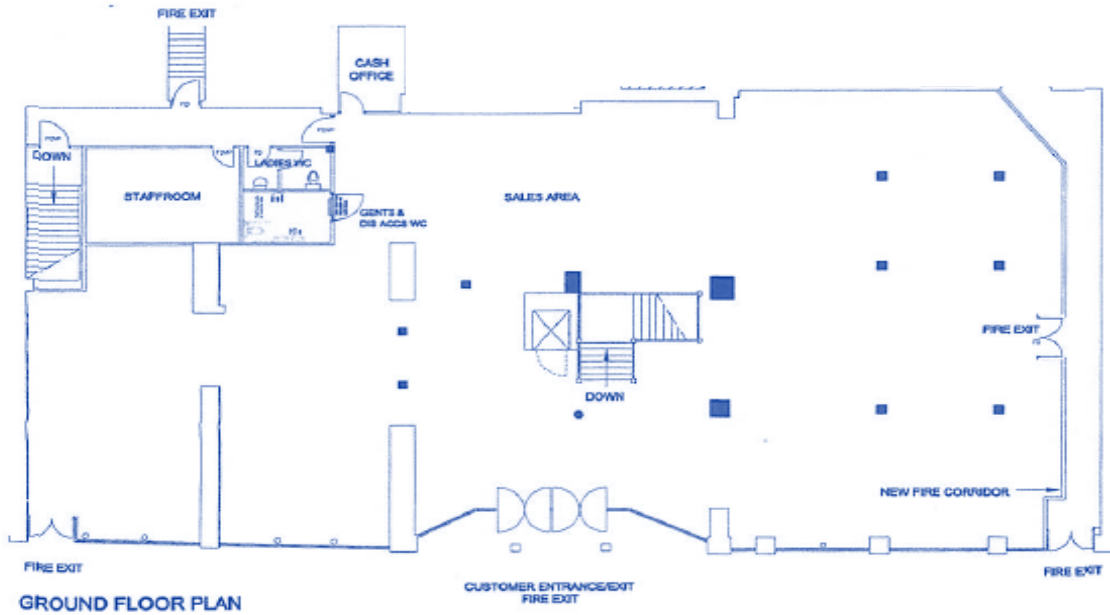
50 metres

Experian Goad Plan Created: 30/03/2022  
Created By: Stratton Creber Commercial



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