

To let

Units 13, 14, 15, 16, 17 Palace Avenue,
Paignton, Devon, TQ3 3EF

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Affordable retail premises close to town centre

From retail areas of approx: 760 sq ft (70 sq m)

Completion of works predicted Autumn 2022

Available by way of new lease, terms to be agreed

To let: From £11,000 per annum, each

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. Please see page three for proposed layout.

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

Accommodation

The units will be available from 760 sq.ft.

Lease Terms

The properties are available by way of new lease at a guide rent of between £11,000 to £12,500 pa, all other terms to be agreed by negotiation.

Completion of the unit is expected to be in Autumn 2022.

Energy Performance Certificate (EPC)

The shops will require their own EPCs upon completion.

The current EPC for this property 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

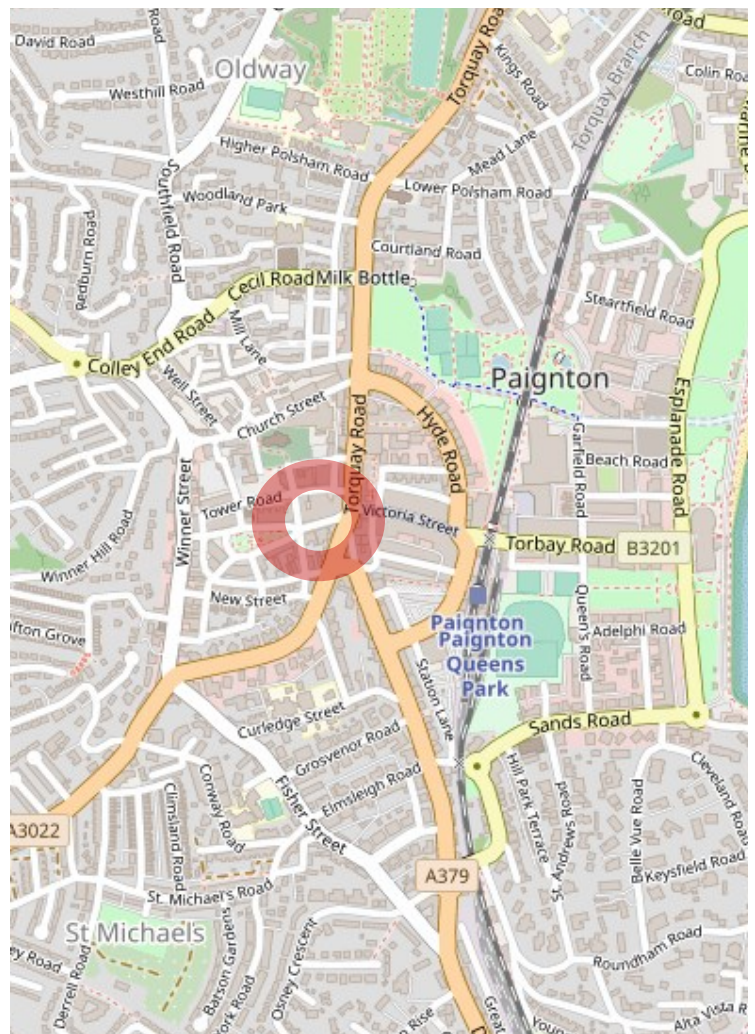
Both parties to bear their own legal costs in the transaction.

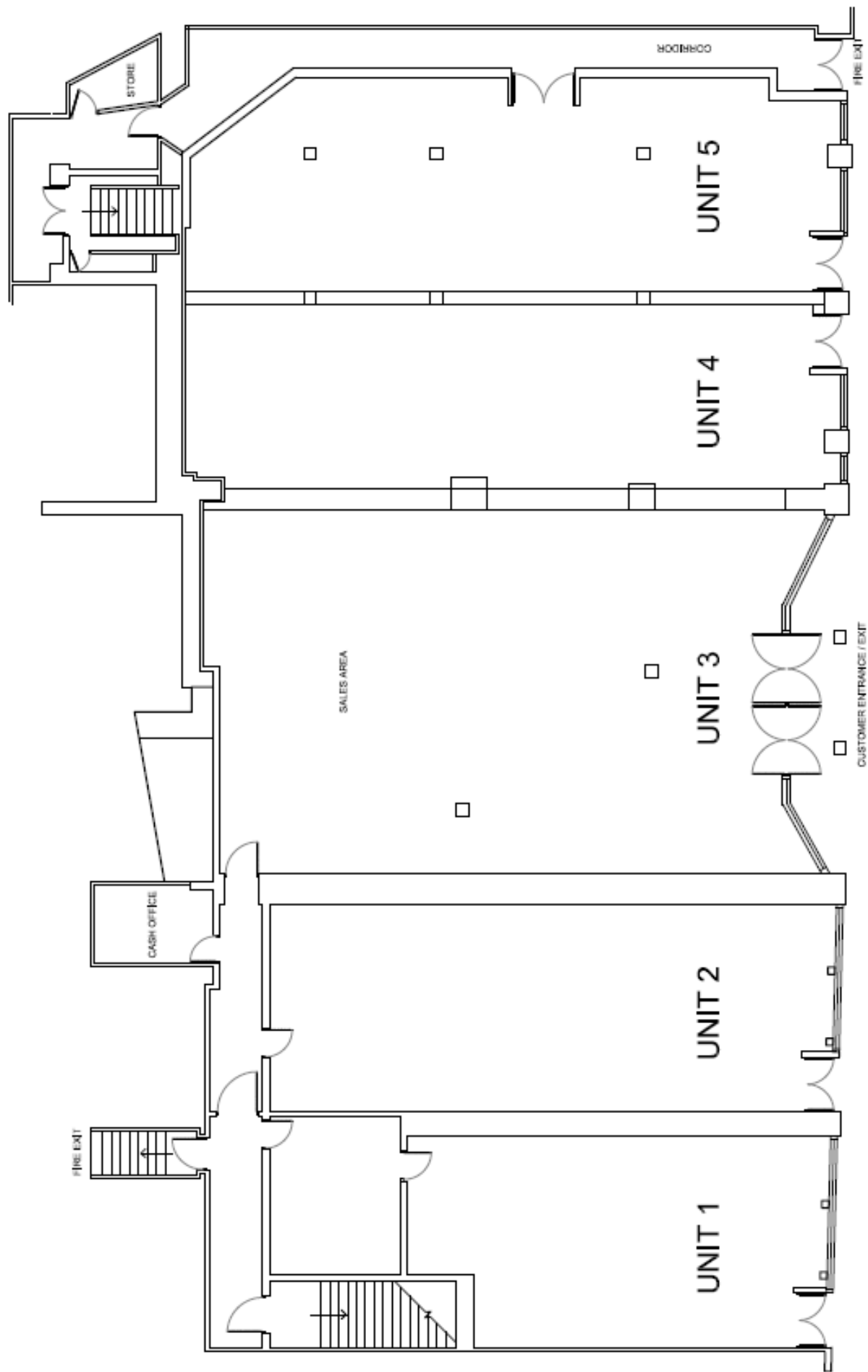
Viewing & Further information

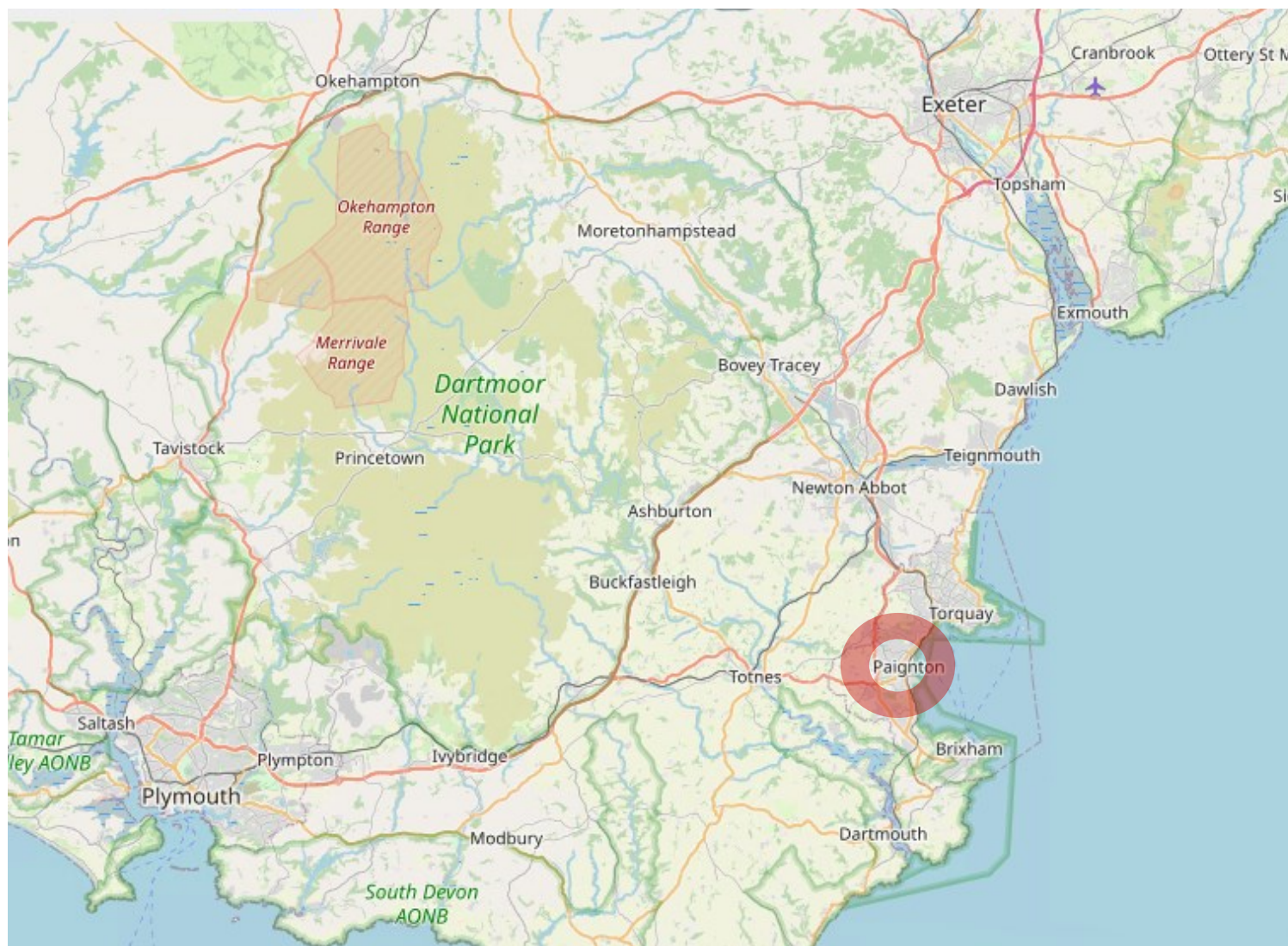
Strictly by appointment through the sole agents:

Stratton Creber Commercial
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