



STAGS

33-35 Torquay Road, Paignton, Devon TQ3 3DT

Ground floor lock up shop with parking in popular town centre location.

• Good retail location • 1 parking Space • New Lease • Available now

£8,500 Per Annum

01803 866130 | rentals.southdevon@stags.co.uk

LOCATION

Paignton is a popular seaside town between Torquay and Brixham, and serves the seasonal influx of tourists together with the year round resident population. It has a good range of local amenities to include a range of shops, restaurants, leisure facilities and a railway station. Exeter is within approximately 25 miles away where a much wider range of experiences are available to include an international airport linking the South West with Europe and beyond.

Torquay Road is the principle thoroughfare linking Paignton town centre with Torquay. This busy main road is popular with a range of local retailers and home to the main post office. car parking opposite. The subject property is located fronting Torquay Road.

DESCRIPTION

The GROUND FLOOR SHOP has access from the main road. The retail area extends to approximately 54.1 sq m (582 sq ft) together with rear stores, kitchenette and wc area.

There is one parking space to the rear of the shop.

RENT

£8,000 PA

LEASE

The property is available by way of a new commercial lease, terms of length to be agreed.

LEGAL COSTS

Each party to bear own costs in any transaction.

VIEWING

Strictly by appointment with the Agents

Stags Commercial 01803 865116

EPC

Ground floor shop - D (100)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9930-3039-0959-0190-4205>

BUSINESS RATES

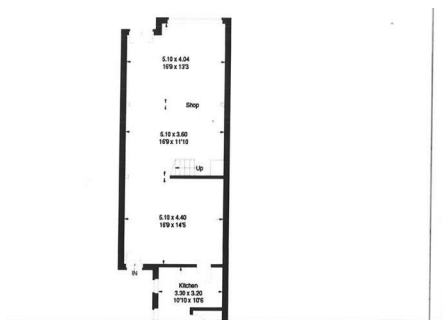
We have been informed that the property has the following rateable value: 2023 List: £8,100

Please note this is not rates payable.

100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their on enquires with the local billing authority, Torbay Council.

DIRECTIONS

On arriving in Paignton from Totnes, follow the signs to Torquay along the A3022. Pass through the traffic lights outside the Tesco Metro, the post office will be on your right, the subject property is then on your left in the centre of the parade of shops.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC