

For lease

Prime Retail Shop to Let

53-59 Victoria Street, Paignton, TQ4 5EE

- Prominent location on a well let traditional high- street
- Highly visible with return frontage onto Hyde Road
- G/F Sales 2,310 sq. ft (with potential to add an additional 600 sq ft)
- F/F Storage 2,077 sq ft
 - New Lease £55,000 PAX





LOCATION

The property is situated in the prime location of Victoria Street benefiting from a prominent corner position with a return frontage onto Hyde Road, which an estimated 13,000 vehicles pass daily. The premises are located in a high footfall area directly opposite Paignton Train Station, which offers a direct service to London Paddington.

ACCOMMODATION

Floor	Description	Size (Sq ft)	Size (sq m)
Ground	Sales Area	2,310	215
First	Storage	2,077	193

LEASE DETAILS

The property is offered on a new full repairing and insuring lease for a term to be agreed.

RENT

£55,000 per annum exclusive.

BUSINESS RATES

The estimated rates payable is: £20,956.25

Based on a rateable value of £43,750 and the standard multiplier for 2017-2018 of 47.9p.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and execution of the lease.

VAT

The property is not registered for VAT

ENERGY PERFORMANCE CERTIFICATE

Rating: 100 D Certificate number 0910-0937-9989-1520-9096

Viewing strictly by appointment

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Paignton





50 metres

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