



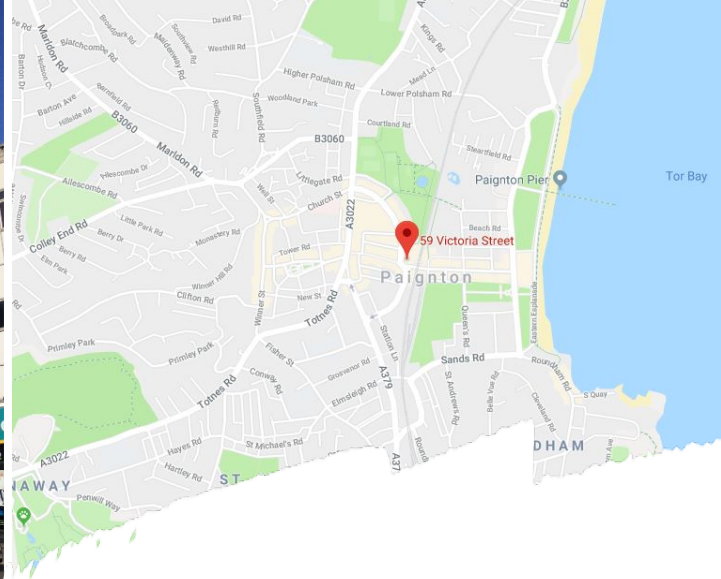
# For Lease

## 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

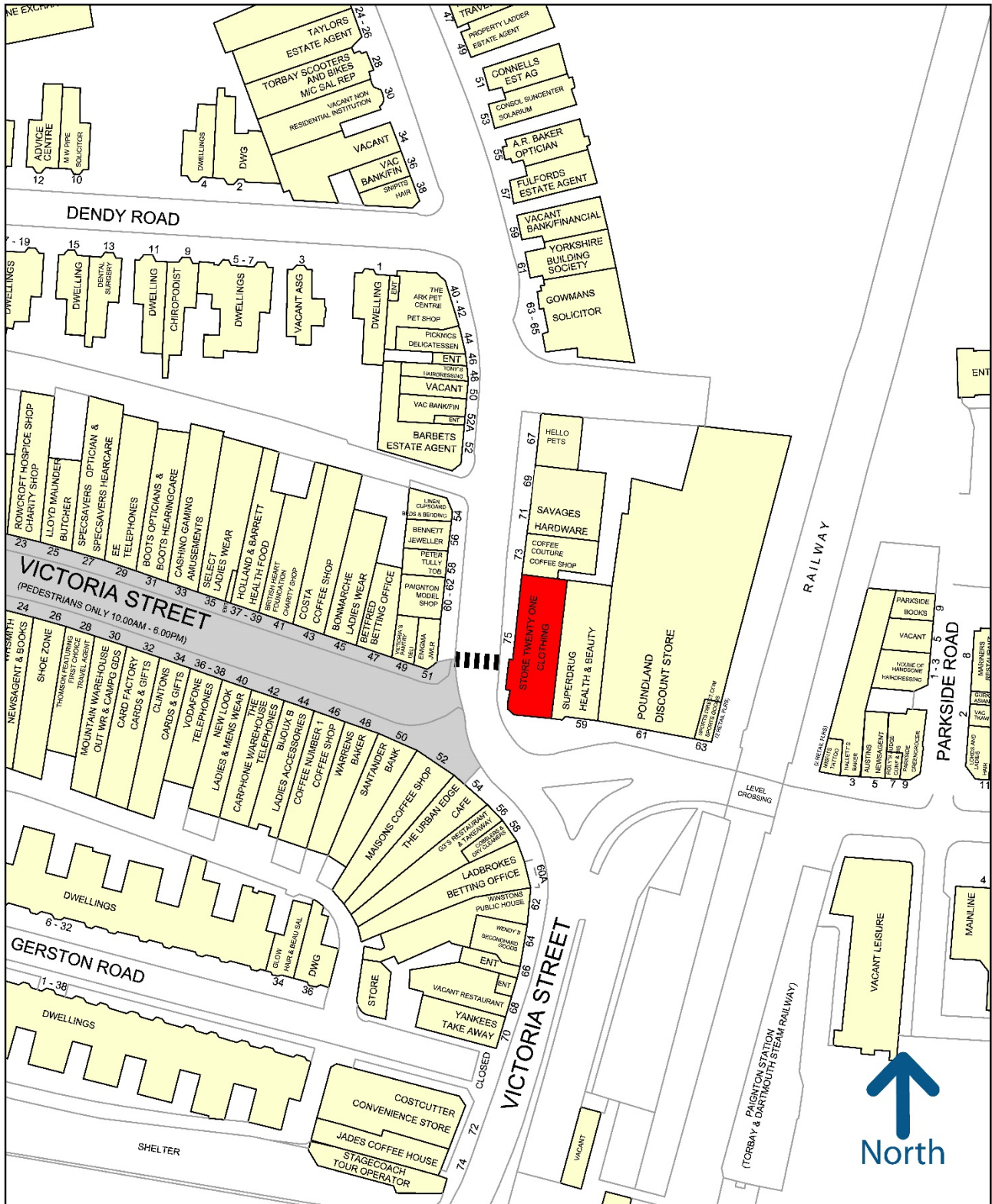
## Viewing strictly by appointment

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