



To Let

£16,000 pax

54, Victoria Street, Paignton, Devon TQ4 5DS

1,473 Sq Ft
(135.04 Sq M)

Summary

- Ground floor retail unit
- Ground floor sales area approx 1,299 sq ft (120.69 sq m)
- Rear yard & storage area approx 154 sq ft (14.35 sq m)
- Full glazed frontage
- Prominent position on corner of Victoria Street
- Good footfall from nearby bus & train stations
- Nearby occupiers include Costa Coffee, Santander & Saltrock

Location:

The property occupies a prominent position on the corner of Victoria Street benefitting from both pedestrian and vehicular passing traffic. Victoria Street is the premier pedestrian shopping area of Paignton.

Nearby national & regional occupiers include New Look, Coffee #1, Costa Coffee, Santander, Saltrock and Warrens Bakery. The property is located within close proximity of Paignton bus & train stations and the seafront.

Description:

The retail unit comprises the ground floor of the three-storey building with independently accessible

apartments on the upper floors which have been sold off on a long-leasehold basis.

The property provides a large sales area with storage service access available to the rear.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Ground floor sales area	116.75	1,257
Internal store	3.94	42
External store	14.35	154
Total	135.04	1,453

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (39)

Planning:

The amended use classes would mean that this property could be used for E class uses which include retail and cafe/restaurant.

Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,500 therefore making the

approximate Rates Payable £9,231.50 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Tenure:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent, and any service charge.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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