

TO LET

5/6 , Crossways Centre, Paignton

Hartnell
TaylorCook



Contact

Richard Saunders

Direct Dial:

0117 946 4521

Mobile:

07825 382835

Email:

richard.saunders@htc.uk.com

Gruffudd Hobday

Direct Dial:

0117 946 4569

Mobile:

07493 869973

Email:

gruffudd.hobday@htc.uk.com

LOCATION - TQ4 5BL

The property comprises a town centre location in the Crossways Shopping Centre with other retailers including **Clarks** and **Holland & Barrett**.

DESCRIPTION

The property comprises a former supermarket premises with associated ancillary area and first floor storage accommodation and rear delivery access.

There is a large car park with lifts that open immediately in front of the store.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground floor sales	474 sq m	5,102 sq ft
Ground floor GIA	667 sq m	7,287 sq ft
First floor GIA	352 sq m	3,789 sq ft
Gross area	1,029 sq m	11,076 sq ft

TENURE

The property is held on a lease expiring March 2031, at a current rent of £57,500 per annum exclusive.

CONCESSIONS

The property is available on a sublease for a term to be agreed, at a reduced rental of £40,000 per annum exclusive. Alternatively, a long rent free period is available to a suitable assignee.

RENT

£40,000 per annum, exclusive.

RATES

Rateable Value: £49,250.00

UBR: 49.30p

Rates Payable: £24,280.25

Please verify the actual rates payable with the local authority.

LEGAL COSTS

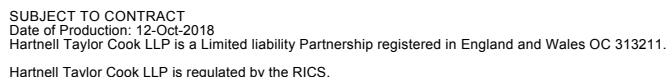
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

htc.uk.com



- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract;
- All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness;
- No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor;
- Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction;
- All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation;
- No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn;
- Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance or otherwise of any noxious substance