



TOWN CENTRE SHOPS TO LET
Crossways Shopping Centre
Paignton TQ4 5BL

Ref 121

Bettesworths 

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Crossways Shopping Centre, which was built in the 1960s, is situated in the heart of Paignton Town Centre, connecting the principle shopping areas of Hyde Road and Torquay Road.

Historically the Shopping centre was occupied by a number of national firms e.g. Lunn Polly, British Gas, and Card Fair, as well as local traders. In recent years talks of the centre being re-developed meant that as the units became vacant and were not re-let.

The centre is in different ownership and the owners have invested in improvements and have the aim of making the centre successful as it once was, attracting National and Local Traders alike.

The Shops are now offered at substantially reduced rents and offer exceptional value in this location. Following a successful appeal the Business Rateable Values have been reduced and many of the shops will be eligible for Small Business Rate Relief, making the shops even more affordable. The Service Charge and Building insurance premium have been capped at maximum of £2,000 per annum per shop.

Current occupiers include some well known national firms still trading in the centre, such as: A Co-Op Supermarket, Clarks Shoes, and Holland & Barratt, this is as well as local traders, including a Café and a Pharmacy.

Crossways offers an ideal opportunity for an easily set up retail unit in a town centre location at very competitive rents.

Terms: - On completion of the lease the amount payable is: The yearly insurance premium, plus 1st month's service charge. Thereafter the service charge is paid monthly in advance. Rent is payable paid monthly in advance after the initial 6 months free period. The Occupiers are responsible for internal decorations and repairs.

- Prime Town Centre Location
- 6 Months Rent Free
- No Business Rates to pay on selected shops for Small Business
- 136 space Multi-Storey Car Park Above.
- Ideal Business Start Up's, or Established Traders
- Minimum of 1 year lease
- Various Shop Sizes to Suit Many Trades and Uses

Various Shop Sizes, Available on Flexible Terms, Rents from: £3750 per annum
6 months rent free at the start of the tenancy

Internal Viewing by Prior Appointment, with the Agents, Bettesworths 01803 212021

Unit	Tenant	Frontage	Depth	Ground Floor Area (Sq ft)	Upper Floors (Sq ft)	Rent Per Annum	Minimum Lease Term	Rateable Value
1	Vacant To Let	5.10m	8.67m	637	634	£10,000	3	£11,250
2	Vacant To Let			642	625	£9,500	3	£9,600
3	Vacant To Let			700	685	£10,750	3	£10,750
4	Vacant To Let	5.03m	9m	600	602	£6,500	1	£6,600
5 & 6	Co-Op Supermarket							
7	Vacant To Let	5.44m	16m	1,156	576	£6,500	1	£6,400
8	Mardens							
9	Vacant To Let	8.06m	10.49m	584	259	£5,500	1	£5,500
10 & 11 & 12	Clarks Shoes							
13	O'Brian							
14	Wise and Vac							
15	Holland & Barrat							
16	Vacant To Let	5.27m	11.24m	636	334	£5,350	1	£5,400
17	Vacant To Let			646	332	£5,250	1	£5,300
18	Vacant To Let					£4,350	1	
19	Vacant To Let	5.17m	12.07m	652	60	£4,000	1	£4,050
20	Vacant To Let	4.31m	10.17m	642	77	£3,750	1	£3,800
21 & 22	Vacant To Let	10.64m	11.89m	1,305	352	£8,000	1	£8,300
23 & 24	Vacant To Let	4.22m	12.58m	1,374	635	£9,000	1	£8,700
25	Vacant To Let	5.22m	9.05m	628		£6,250	1	£6,250
26 & 27	Pharmacy							
28	Vacant To Let	5.12m	12.1m	645	398	£8,750	3	£8,700
29	Mo's Grill							
30	Cancer Research							
31	Vacant To Let	9.95m	9.25m	803	803	£14,250	3	£14,750
32	Vacant To Let			814	542	£12,750	3	£12,750

IMPORTANT NOTE: The fittings, equipment and services have not been tested by the agents, although we are verbally informed by our clients that all items are in working order.

VIEWING: By appointment with the Agents – BETTESWORTHS 29/30 Fleet Street, Torquay, Devon TQ1 1BB Tel: 01803 212021



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