

**Unit 3 Crossways Shopping Centre
Paignton, TQ4 5BL**



Town Centre Retail Unit to Let

Situated in Well Populated Shopping Centre

**Ground Floor Retail Area 700 sq ft
First Floor 685 sq ft**

First 6 Months Rent Free

Rent: £10,000 Per Annum

Ref: 121

LOCATION:

The property is situated in the heart of Paignton's Crossways Shopping Centre.

The Crossways Shopping Centre connects two principal shopping areas of Hyde Road and Torquay Road.

The Centre is well occupied and populated by both national firms and local traders.

The Crossways Shopping Centre benefits from a 140 space multi-storey car park above.

TENURE:

The property is available to let by way of a New Lease, with a minimum lease term of 3 years.

There is a small Centre Service Charge, which is capped at £1,500 for the first year (paid monthly).

The first six months of occupation will be rent free.

RATEABLE VALUE:

Rateable Value £10,750.

Interested parties are advised to make their own investigations with the Local Billing Authority, Torbay Council Tel: 01803 207207 as to the rates payable.

VIEWING:

By prior appointment with the Sole Agents Bettesworths Tel: 01803 212021.

IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

VIEWING: By appointment with the Agents – BETTESWORTHS

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