



TOWN CENTRE SHOPS TO LET CROSSWAYS SHOPPING CENTRE

• PAIGNTON • DEVON • TQ4 5BL

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. Co-Op, Lunn Polly, British Gas, and Card Fair, Clarks Shoes and Holland & Barratt as well as local traders. In recent years talks of the centre being re-developed meant that as the units became vacant they were not re-let.

The centres 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.

Current occupiers include: Mo's Grill Café, A soft childrens play area, AT Animations, Marsdens Ladies Fashion, Babes In Arms, Focal Point Photography, DavesNation Games Store, Preimer Video, and Cancer Research.

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

Terms: - The Shops are offered To Let by way of a new lease with terms and length to be agreed by negotiaion.

- Prime Town Centre Location
 - Rent Free Incentives
- 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
 - New Lease Terms To Be Agreed
- Various Shop Sizes to Suit Many Trades and Uses

Various Shop Sizes, Available on Flexible Terms

Rent Free Incentives Offered

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	Rateable Value
1	LET	5.10m	8.62m	637	634		
2	Vacant To Let			642	625	£9,500	£9,600
3	Vacant To Let			700	685	£10,750	£10,750
4	Vacant To Let	5.03m	9m	600	602		£6,600
5 & 6	NOT AVAILABLE						
7	LET	5.44m	16m	1,156	576		
8	LET						
9	Vacant To Let	8.06m	10.49m	5849	259	£6,000	£5,500
10 & 11 & 12	Vacant To Let	15.85m	12.25m	1636	1205	£15,000	£23,250
13	Vacant To Let			559	376	£9,000	£11,000
14	LET						
15	VACANT TO LET			635	334	£5,000	£6,300
16	Babes In Arms Baby Clothing	5.27m	11.24m	636	334		
17	Vacant To Let	5.21	10.25	646	332	£4,500	£5,300
18	LET						
19	Vacant To Let	5.17m	12.07m	652	60	£4,500	£4,050
20	LET	4.11m	10.17m	642	77		
21 & 22	LET	10.64m	11.89m	1,305	352		
23 & 24	LET	4.22m	11.58m	1,374	635		
25	Vacant To Let	5.22m	9.05m	628	N/A	£5,000	£6,250
26 & 27	LET						
28	Vacant To Let	5.12m	12.1m	645	398	£8,500	£8,700
29	LET						
30	LET						
31	LET						
32	LET						



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) 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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