UNIT 25 CROSSWAYS SHOPPING CENTRE
PAIGNTON • TQ4 5BL

Town Centre Unit To Let

Situated in a Prime Town Centre Location

Part of the Crossways Shopping Centre Connecting Paignton Hyde Road and Torquay Road

Sales Area: 645 sq ft

Viewing Highly Recommended

RENT : £6,500 + VAT Per Annum

Ref: 121

LOCATION

The premises are situated in a central retail location in Paignton's Town Centre and are part of Crossways Shopping Centre. Crossways connects two of the principle shopping streets of Paignton (Hyde Road and Torquay Road).

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

Sales Area	**645 sq ft**
Shop Frontage	**5.22m**
Shop Depth	**9.05m**

TENURE

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

Rent   £6,500 per annum + VAT.

There is a small centre Service Charge which is capped at £1,500 plus VAT for the first year (paid monthly) increasing by 5% per annum thereafter.

The first 3 months of occupation will be rent free.

VAT

VAT is applicable to rent and service charge payments. This will be charged at the standard rate.

RATEABLE VALUE

Rateable Value   £6,250

Interested parties are advice to make their own investigations with the local billing authority Torbay Council, 01803 207207 as to rates payable.

Small Business Rates Exemption available for small businesses.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents Bettesworths, 01803 212021.