

PROMINENT CLASS E ROADSIDE UNIT TO LET

# UNIT 1 227-231 TORQUAY ROAD, PAIGNTON TQ3 2HW



## Key Highlights

- 22 dedicated shared parking spaces.
- Main arterial route.
- Located adjacent to Sainsbury's.
- Prominent signage opportunities.
- Suitable for a variety of uses, including Retail/Showroom/Gym (STP).
- 4,977 sq ft.
- Immediately available.

SAVILLS BRISTOL  
Embassy House, Queens Avenue  
BS8 1SB

**0117 910 2200**

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## SITUATION

Paignton is part of the wider Torquay conurbation, a popular seaside destination with a population of 136,000 and 4.5 million annual visitors.

The unit is located on the main A3022 link road between Paignton and Torquay with prominent frontage to the A3022. Nearby occupiers include Sainsbury's Local, Anytime Fitness, Tesco Express, Day Lewis Pharmacy and Domino's.

## ACCOMMODATION

The unit comprises the following approximate NIA area:

AREA	SQ FT	SQ M
Ground Floor	4,977	462.37
<b>TOTAL</b>	<b>4,977</b>	<b>462.37</b>

## SPECIFICATION

The unit is to shell specification with capped services, ready for occupiers fit out.

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## TERMS

The premises are available by way of a new effectively Full Repairing & Insuring Lease on terms to be agreed.

## PLANNING

The unit benefits from Class E Planning Consent. Other uses considered (STP).

## QUOTING RENT

£90,000 pax.

## SERVICE CHARGE

Details available on request.

## RATEABLE VALUE

£58,500.

## COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

Details available upon request.

## VIEWINGS

Strictly by prior appointment with the appointed Letting Agent, Savills.

## CONTACTS

For further information please contact:

### Sebastian Collins

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