



In partnership with
**CUSHMAN &
WAKEFIELD**

15 Victoria Street

Paignton, TQ4 5DE

Former Bank Premises

6,325 sq ft

(587.61 sq m)

- Prominent corner position
- Development opportunity subject to planning
- Freehold

Summary

Available Size	6,325 sq ft
Price	Offers in excess of £395,000
Rates Payable	£24,451 per annum
Rateable Value	£49,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a substantial three-storey building originally constructed circa 1900, with later extensions from the 1950/60's. The ground floor presents a modern retail frontage, incorporating full-height glazed panels, a recessed entrance, and stone-effect cladding. Internally, the ground floor comprises a main retail banking hall at the front, with consulting rooms, back office and two strong rooms to the rear. Access to the upper floors is via side entrance on Denby Road and there is also two fire escape routes to the rear alleyway. The upper floors provide offices, WC's, store rooms, boiler room, and a small kitchenette. The rear secondary floor offers an open plan staff room with kitchenette and a small office.

Location

Paignton is a thriving seaside resort town located approximately 24 miles south of Exeter, forming part of the renowned “English Riviera” alongside Torquay and Brixham. The town benefits from strong transport links via the A380, which provides direct access to the A38 and M5 motorway. Paignton Rail Station offers regular services to Exeter St Davids, with a typical journey time of around 50 minutes.

The property is situated on the north side of Victoria Street at its junction with Dendy Road and Commercial Road, occupying a prominent position in the heart of Paignton’s primary retail pitch. This is a busy commercial thoroughfare with a strong mix of national and regional occupiers. Nearby retailers include Savers, Boots, Greggs, Iceland, The Works, WH Smith and Shoe Zone.

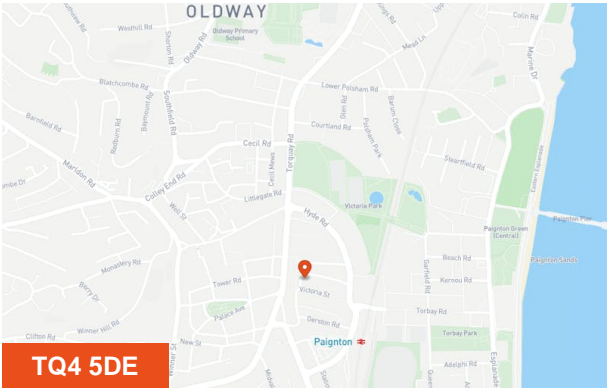
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	2,499	232.16	Available
Ground - Ancillary	339	31.49	Available
1st - Ancillary	2,575	239.23	Available
2nd - Ancillary	912	84.73	Available
Total	6,325	587.61	

Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



Viewing & Further Information

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