

Paignton
40/44 Hyde Road
Devon
TQ4 5BY

- Freehold Town Centre Shop Investment
- Comprising two self-contained shops
- To be offered as one lot
- Total accommodation 231.85 sq m (2,495 sq ft)
- Rent Reviews from 2019
- Current Rent Reserved **£26,850 pa⁽¹⁾ rising to £28,350 pa in 2022**

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.

Tenure
Freehold.

Location
Paignton has a resident population of some 40,000 and is a popular resort town which, together with Torquay and Brixham, is known as the English Riviera. Exeter is some 24 miles to the north and the town is served by the A380 providing access to the A38 and the M5 Motorway.

The property is situated in a prominent corner position on the west side of Hyde Road, at the junction with Denny Road in the heart of the town centre.

Nearby occupiers include Yorkshire Building Society and Superdrug, amongst many other local traders.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops, No 40/42 benefitting from staff ancillary/storage accommodation on the first and second floors above.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
40/42	The Ark Pet Centre (Plymouth) Limited	Ground Floor 114.45 sq m (1,232 sq ft) First Floor 39.93 sq m (429 sq ft) Second Floor 30.87 sq m (332 sq ft) Sub-Total 185.25 sq m (1,993 sq ft)	15 years from 14.12.2017 Fixed review to £19,000 p.a. in 2022 FR & I	£17,500 p.a. (1)	Fixed review to £19,000 p.a. in 2022
44	A & G Cotton	Ground Floor 46.6 sq m (502 sq ft)	10 years from 23.04.2014 Rent review every 5th year IR & I to subject to service charge	£9,350 p.a.	Rent Review 2019
		Total 231.85 sq m (2,495 sq ft)			

Total £26,850 p.a.⁽¹⁾

(1) The current rent is £8,000 per annum in year 1, rising to £16,000 per annum in year 2 and £17,500 per annum in years 3-5. The Vendor will top up the rent to £17,500 per annum from completion. See Special Conditions of Sale.
NB. Not measured by Allsop. Floor areas sourced from www.voa.gov.uk