

No.3

The Sandwich Bar & Kitchen



07933 817896

BURGERS
STEAK BAGUETTES
BREAKFASTS
RICE & PASTA BOXES
JACKET POTATOES



3 Victoria Street, Paignton, TQ4 5DH

A very well located lock up Kiosk unit of 14 M2 (151 sq.ft.) in a very busy pedestrianised area of this popular seaside town.

- Directly opposite Tesco
- Excellent trading opportunity
- Available by way of a new lease, terms to be agreed.

£8,000 Per Annum

01803 865116 | commercial@stags.co.uk

SITUATION

The premises comprise a ground floor lock up Kiosk. Occupying a prominent position in a very busy pedestrianised area opposite Tesco Metro, with multiples such as Boots, Iceland and several banks nearby.

DESCRIPTION

Paignton is a popular seaside town which benefits considerably from a seasonal influx of tourists. The popular neighbouring towns of Torquay, Brixham and Totnes are all within about 20 minutes drive.

KIOSK

Retail area 14 Sq. m (151sq.t.)

LEASE

A new lease is offered and terms can be negotiated but will effectively be full repairing and insuring terms covered by a service charge.

RENT

£8,000 per annum.

SERVICE CHARGE

For the current year £1,400.00

BUSINESS RATES

2023 List: £4,950 Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

LEGAL COSTS

Each party to be responsible for their own costs.

EPC

EPC Energy rating D

<https://find-energy-certificate.service.gov.uk/energy-certificate/0220-0438-5379-4593-1002>



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	