

# 111 Foxhole Road

Ref No: 5422

Paignton, Devon, TQ3 3SU



Highly Visible Retail Unit in a Busy Trading Location

Net Internal Area Approx. 46m<sup>2</sup> (495 sq ft)

Well Located Parade of Shops Serving a Large Residential Area

Free Parking & Loading in Front of Shops

Viewing Highly Recommended

Annual Rental of £7,000

Interested in this property?

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## LOCATION

Located in a residential area, just off the main route connecting Paignton and Brixham via the A380. The location benefits from strong bus links to Paignton town centre. The shop occupies a prominent corner plot and is situated alongside a mix of local and national occupiers including Premier Express, Day Lewis Pharmacy, a barber, fish and chip shop and a launderette.

## DESCRIPTION

The property is currently configured for use as a hairdressers. However, the unit could be easily reconfigured to accommodate a variety of alternative uses, subject to the necessary consents. Internally, the accommodation comprises an open-plan working area, kitchenette area, WC facilities and two private rooms to the rear.

The unit would readily lend itself to continued hair and beauty use, such as a beauty salon, or other local service-based occupiers. The shops benefit from nearby parking available for general customer use, together with areas suitable for loading and deliveries.

The premises briefly comprises:-

## SHOP FLOOR

19' 7" x 16' 4" (5.98m x 4.97m)

## ROOM 1

9' 6" x 5' 4" (2.90m x 1.62m)

## ROOM 2

9' 6" x 5' 3" (2.90m x 1.59m)

## WC

## TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

## BUSINESS RATES

2023 List: £4,050

2026 List: £4,650

**Please note this is not the Rates Payable amount.** Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## VAT

The property is not elected for VAT and therefore is not chargeable on rent.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

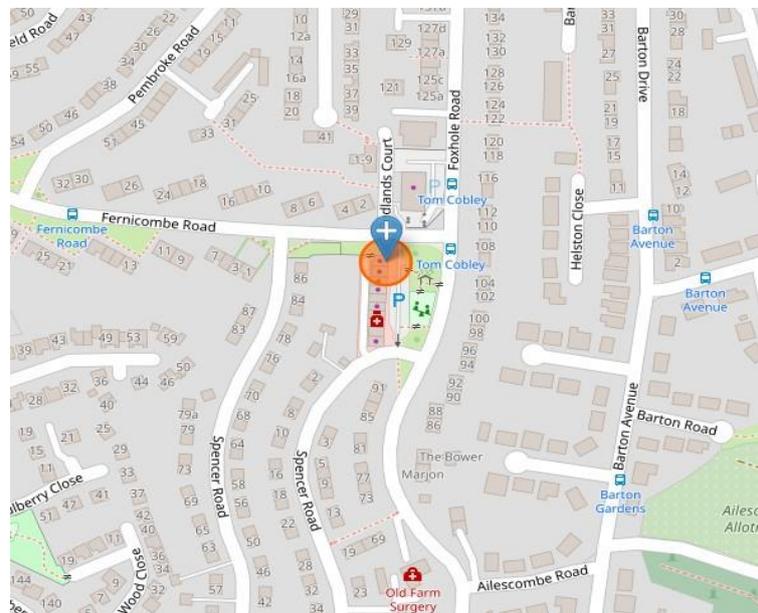
## EPC RATING C

## VIEWING

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

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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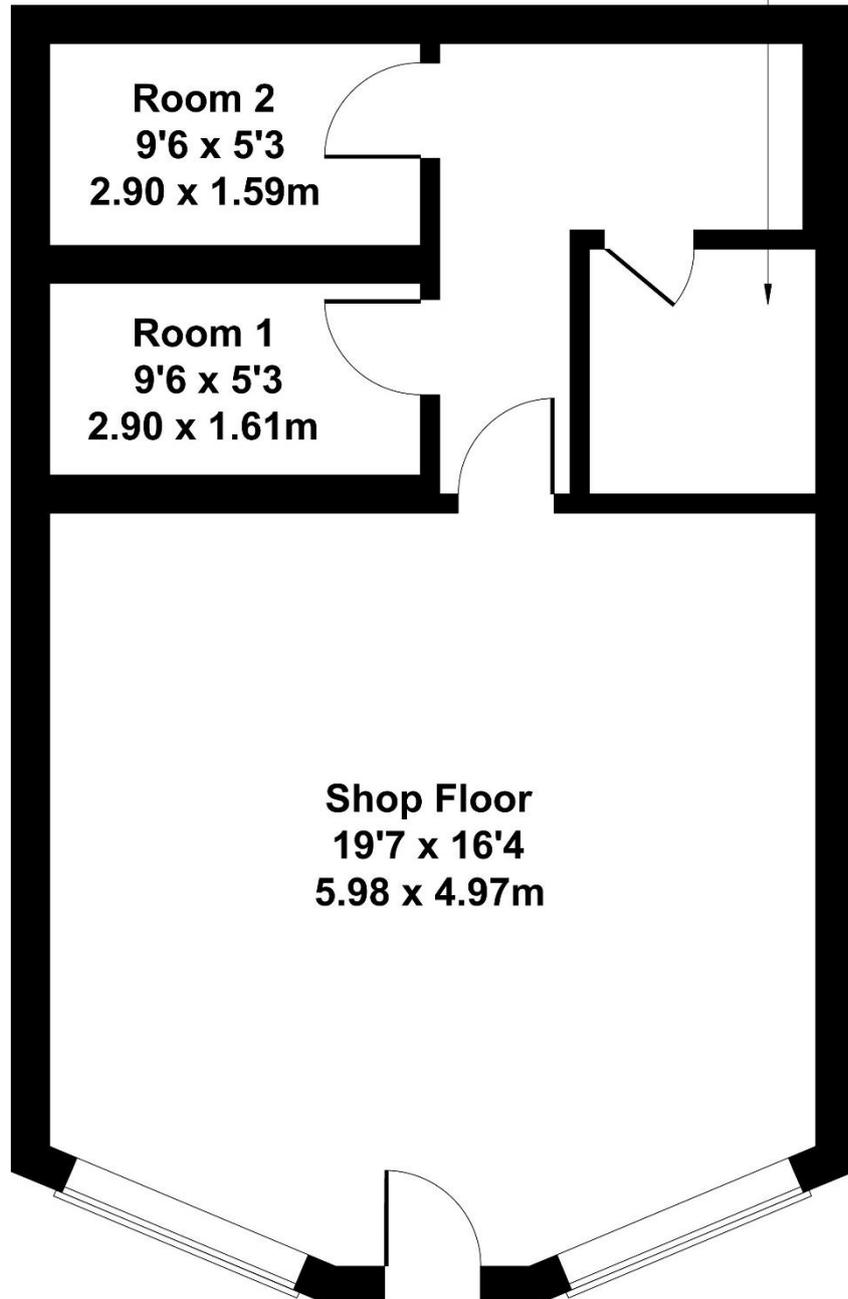
**Approximate Gross Internal Area**

**603 sq ft - 56 sq m**

**WC**

**5'10 x 5'10**

**1.77 x 1.78m**



**Not to Scale. Produced by The Plan Portal 2026  
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221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



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