

# 61-63 Torquay Road

Ref No: 5199

Paignton, Devon, TQ3 3DT



## Highly Prominent Corner Commercial Unit

Prime Location on Torquay Road – Main Route Through Paignton

Excellent Frontage Providing High Visibility and Advertisement Space

Includes 1 Allocated Parking Space at the Rear

Suitable for a Variety of Uses – Approx. NIA 71m<sup>2</sup> (764 sq ft)

Annual Rental Of £9,000

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 61-63 Torquay Road

Paignton, Devon, TQ3 3DT

## LOCATION

The property is situated in a highly visible and busy roadside position on Torquay Road, one of the main thoroughfares through Paignton.

This central location ensures significant passing traffic and excellent visibility for businesses. The surrounding area comprises a mix of retail, office, and residential properties, whilst being a short distance away from Paignton's main high street making it an attractive location for a variety of commercial uses.

## DESCRIPTION

This well-presented commercial unit benefits from a large frontage, providing ample display and advertising space, on a prominent roadside corner. The premises offer a flexible layout, suitable for office use, retail, or other professional service providers.

The accommodation briefly comprises:-

### MAIN OFFICE

25' 2" x 19' 1" (7.66m x 5.81m)

With large window frontage facing down Hyde Road and Torquay Road. The office is fitted with electric heaters, air conditioning and is ready for office occupiers.

### REAR OFFICE

17' 2" x 9' 11" (5.22m x 3.01m)

### STORE

5' 9" x 3' 1" (1.75m x 0.94m)

### KITCHENETTE

12' 6" x 11' 1" (3.81m x 3.39m)

### WC

### EXTERNAL

To the rear of the office is a covered parking area. 1 parking space is allocated to the office.

### TENURE

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

### RENT

£850 per calendar month (£9,000 per annum), payable monthly in advance.

### EPC RATING E

## BUSINESS RATES

2026 List: £7,500

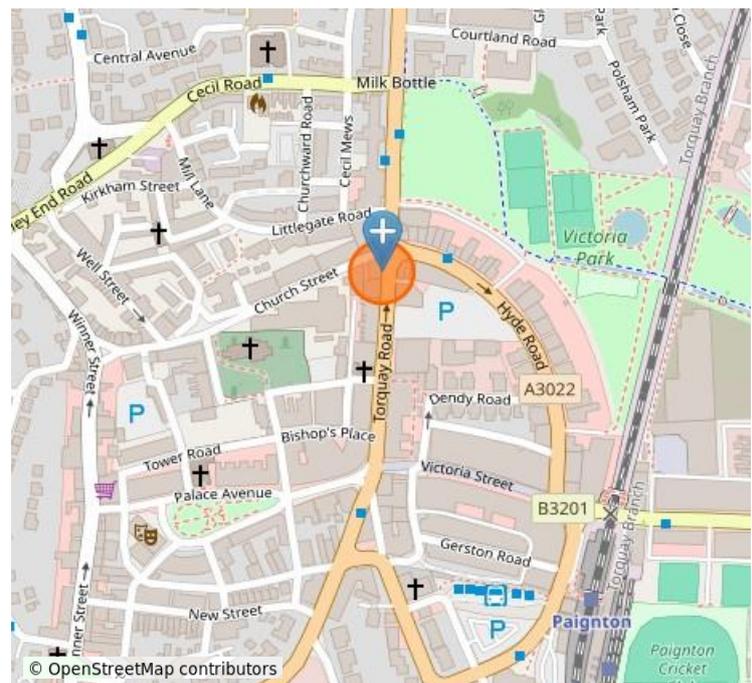
**Please note this is not the rates payable amount.** Eligible businesses will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further information.

## 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)



Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# 61-63 Torquay Road

Paignton, Devon, TQ3 3DT



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](http://bettesworths.co.uk)

