

To Let

**Prominent Retail Premises in
Excellent Trading Position Next Door to Tesco
the Premier Retailer in the UK**

**7 & 7A Dartmouth Road, Paignton,
Devon, TQ4 5AB**

Flexible Terms



**Ground and First Floor Sales with Ancillary Accommodation Totalling
Approximately 471 sq.m (5,071 sq.ft)**

**** Ground & First Floor also Available Separately ****

Paignton:

Paignton is an attractive coastal town in south Devon. Together with Torquay and Brixham it forms the area known as Torbay and has its own unitary authority which was established in 1998. The resident population of Torbay is approximately 134,000 with Paignton's population being 48,251 according to the 2001 Census. Torbay is a vibrant holiday destination known as the English Riviera and attracts a large number of visitors each summer. According to Torbay Council's Tourism Strategy 2010 – 2015 Torbay remains Devon's main resort and attracted in excess of one million staying visitors and two million day visitors in 2007 spending in excess of £438 million.

Location:

These well presented retail premises are prominently situated next to Tesco Metro, and in close proximity to Victoria Street, the Town's prime retail area. Dartmouth Road is one of the main arterial routes, and is a very popular secondary retailing location with a mixture of national retailers such as The Original Factory Shop, Anglian Windows, Lloyds Pharmacy, as well as the high street banks including Lloyds TSB, HSBC and Barclays all close by. Parking is easily found with three separate car parks within a short distance of the property. The main railway and bus stations are also within easy reach and there is a taxi rank almost outside the premises.

Description:

This modern two storey property was constructed in 1966 and is a concrete frame structure with facing bricks and modern plate glass shop frontages to both Dartmouth Road and Commercial Road. The main retail frontage to Dartmouth Road is 10m (33") long offering an exceptionally good level of visibility to the street. The frontage has a recessed entrance with double doors to the ground floor sales area and a second entrance to the first floor. The property also has an entrance and display window facing on to Commercial Road measuring 4.8m (15'9"), which is en route to Paignton bus station. Internally, the premises are well presented having a maximum internal depth of approximately 26m (85'), and a maximum width of approximately 10.16m (33'). The sales area benefits from a suspended ceiling with recessed refractive lighting and cassette air conditioning units. Towards the rear of the unit there is a demountable partition located approximately 4.4m (14'5") from the frontage to Commercial Road creating a small storage area. There is a second entrance located here which provides pedestrian access and a further display opportunity.

The premises benefit from an integral garage with vehicular access from Commercial Road. The secure roller shutter door provides access into the garage area which can accommodate up to four vehicles. The current tenant has opted to use this accommodation for storage purposes and installed a mezzanine floor.

The first floor has its own independent access from Dartmouth Road through attractive plate glass doors leading to a wide staircase with a further secure display area beneath. The ground and first floor retail premises could therefore be let independently. There is a second internal staircase which leads from the rear section of the ground floor, as well as a goods lift shaft (lift removed). Floor plans which indicate the approximate layout of the accommodation will soon be available from the agents.

Both the ground and first floor premises have their own male and female WCs and staff welfare facilities.

The table below provides an indication of the approximate net internal area for the ground floor retail accommodation and the first floor sales and ancillary areas.

Element	Metres	Feet
Gross Shop Frontage to Dartmouth Road	10	32'9"
Entrance & display window to Commercial Road	4.8	15'9"
Max Shop Depth	26	85'4"
Max Shop Width	9.7	31'10"

Description	Area sq.m	Area sq.ft
Ground Floor Sales (NIA)	191.38	2,060
Ground Floor Stores / Ancillary (GIA)	39.82	429
<i>TOTAL</i>	<i>231.20</i>	<i>2,489</i>
First Floor Sales & Ancillary (NIA)	239.89	2,582
Total Combined Area	471	5,071

Previous Trading History:

The premises have traded very successfully for a number of years as Torbay Angling at ground floor, and the Sportsman Gun Shop at first floor. The gun retail business in particular has grown significantly and is now reputed to be the largest gun retailer in Europe. Due to the expansion the business relocated to 22,000 sq.ft premises on the outskirts of Exeter, and has two further outlets in the South West of England and South Wales.

Tesco Metro, the UK's premier food retailer, is located next door to the subject premises and forms part of the original building. It is understood that these premises trade very successfully and are currently undergoing a major refurbishment which should be completed before the end of April, further enhancing the appeal and footfall of this area.

Planning:

The agents understand that the premises have planning permission for A1 Retail Use (General Retail). Interested parties should make their own enquiries of Torbay Council to confirm that the premises have the appropriate planning consent for their proposed use.

Business Rates:

According to the Valuation Office Agency website, the property has the following assessment:

Rateable Value:	£39,250
Rates Payable for 2011 / 2012:	£16,995.25

Energy Performance Certificate (EPC):

An EPC has been commissioned for this property and further details are available on request.

Leasehold Terms:

The premises will be available on a new Full Repairing and Insuring lease from 1st July 2011 (following expiry of the current lease) at a rent of £30,000 per annum exclusive.

Alternatively, the landlord will consider letting the ground and first floor retail elements separately at a rent of £20,000 per annum for the ground floor and £12,000 per annum for the first floor.

VAT: The property is not elected for VAT.

Legal Costs:

Each party to be responsible for their own legal costs incurred.

Viewing:


Strictly by appointment through the Sole Agents Haarer Goss.

Haarer Goss

17 Barnfield Road

Exeter

EX1 1RR

 (01392) 251171 or email: enquiries@haarergoss.co.uk

IMPORTANT: MISREPRESENTATION ACT, 1967. Messrs. Haarer Goss, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract; (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Haarer Goss or the vendors or lessors; (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact; (4) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (5) The vendors or lessors do not make or give, and neither Messrs. Haarer Goss nor any person in their employment has, authority to make or give any representation or warranty whatever in relation to this property; (6) Messrs. Haarer Goss cannot hold themselves responsible for travelling expenses, etc., should properties be let, sold or withdrawn. Date: Revised 30th June 2011.