

Bed Retail Property In Totnes Road , Paignton, TQ4 5LD

£700 Monthly



# SHORT DESCRIPTION

Property Ref: 16472 Prime Commercial Retail Unit to Let - Paignton A well-presented 1044 sq ft ground floor retail unit located on the busy Totnes Road, offering excellent visibility and consistent footfall. The property benefits from a prominent double shop front with full glazed frontage, providing strong branding and display opportunities. The unit offers a versatile open-plan layout suitable for a range of uses including retail, office, studio, or service-based businesses. Its flexible configuration allows incoming tenants to adapt the space to their operational requirements. Situated within a thriving commercial area, the premises benefits from high pedestrian and passing traffic, making it an ideal location to establish or grow a business. Key details: - 1044 sq ft ground floor unit - Double fronted with full height glazing - High visibility trading position - Suitable for a variety of commercial uses (Class E Use) - EPC Rating: C - Eligible for small business rates relief (subject to status) - Available now! Rent: £700 per calendar month Lease: Minimum 1 year, longer lease options available Bills: Not included This is a rare opportunity to secure a well-located and highly visible commercial unit in a busy trading area. Contact now to arrange a viewing. Property Type: Retail property Full Renting price: £700.00 Pricing Options: Fixed Price EPC rating: C Measurement: 1076.39 sq.ft. Heating Type: Electric Heating -----



Bed Room(s)



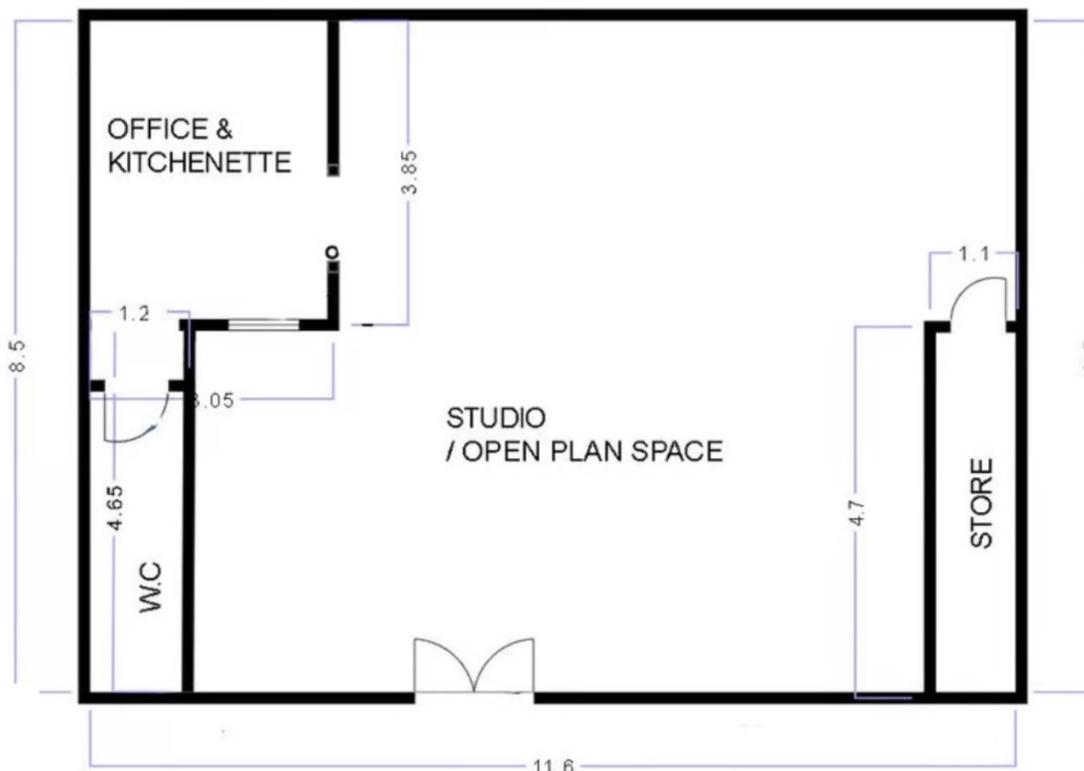
Bath Room(s)



Living Room(s)

# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

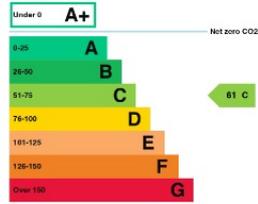
Property type	Retail/Financial and Professional Services
Total floor area	97 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

6 A

If typical of the existing stock

23 A

[/find-energy-certificate.service.gov.uk/energy-certificate/5163-6679-0756-7983-2353?print=true](https://find-energy-certificate.service.gov.uk/energy-certificate/5163-6679-0756-7983-2353?print=true)

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

Company registration number in England : 10469887 VAT: 263 3023 36  
 Copyright © 99Home Limited 2017. All rights reserved.