



Victorias Pantry, Victoria Street, Paignton, Devon, TQ4 5DD
A1 Sandwich Shop and Café in Prime Location
NEW LEASE – LENGTH NEGOTIABLE
OFFERS INVITED FOR LEASE, GOODWILL, FIXTURES AND FITTINGS

GUIDE PRICE £10,000+

WAYCOTTS
Established 1878

Situation & Description

Occupying a prominent location in Victoria Street, Paignton's prime pedestrianised retail area close to the extremely busy junction with Hyde Road and Torbay Road next to the pedestrian railway crossing leading to the seafront and pier. The site enjoys all year round footfall and nearby retailers include Betfred, Bon Marche, Costa Coffee, New Look, Santander Bank, Superdrug and Sports Direct.

The Premises

Main Shop

Frontage 3.71m increasing to 4.45m

Depth 5.40m maximum

Net Internal Area 18.04m² (194 sq. ft.)

Rear Prep Area

1.05m x 6.45m 6.77m² (79sq. ft.)

WC Facilities

The shop tenants will have access for staff only of communal facilities at first floor level.

Pavement Licence

There is currently a pavement licence in the name of a previous tenant and any purchaser must make their own enquiries direct to Torbay Council regarding transfer or getting a new one.

Fixtures and Fittings

A detailed inventory of the trade fixtures & fittings to be included in the sale is available on request.

Lease

A new lease is to be granted, length negotiable, subject to 3 yearly upwards only rent reviews.

Rent £12,000 p.a. exclusive payable quarterly in advance.

Service Charge

The landlord make a service charge on a monthly basis to cover the costs of insurance, external maintenance and repair excluding the shopfront (tenant's liability) communal areas including lighting, heating and cleaning of private WC facilities at first floor level. The service charge for this unit for 2018 is £120pcm. The service charge is reviewable annually to a percentage change of the RPI or equivalent.

Legal Costs

The successful purchaser will be required to make a £1,500 inc VAT contribution towards the landlord's legal costs whether or not the purchaser proceeds with the transaction. If the Landlord withdraws then no costs would be charged.

Business Rates - 2017 Rateable Value - £9,000 – full small business relief applies where and if applicable.

EPC - D

VAT - The premises are not elected to VAT.

Viewing by appointment only please

Martin Blacoe or Clare Powlesland

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

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