

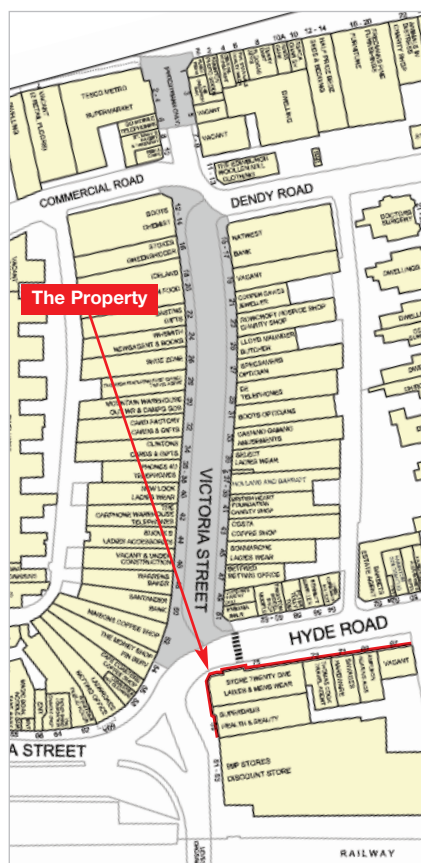
Paignton 57/59 Victoria Street & 71/77 Hyde Road Devon TQ4 5EE

- Town Centre Freehold Retail Investment
- Comprises 6 shops
- Lessees include Superdrug and Grabal Alok (Store Twenty One)
- Total Current Rents Reserved

£113,525 pa
Vacant possession of 2 shops

**On the Instructions of
Peter Welborn and Elaine Tooke
as Joint LPA Receivers**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Paignton has a resident population of some 40,000 and is a popular resort town which, together with Torquay and Brixham, is known as the English Riviera. Exeter is some 24 miles to the north and the town is served by the A380 providing access to the A38 and the M5 Motorway. The property is situated within the town centre on the north side of Victoria Street at the junction with Hyde Road. Occupiers close by include 99p Stores (adjacent), Betfred, Bonmarché, Costa Coffee, The Money Shop and Santander. In addition, Paignton Rail Station is close by.

Description

The Victoria Street frontage provides the two principal shop units, arranged on ground and two upper floors to provide ground floor retail with ancillary uppers. The Hyde Road frontage provides four shop units arranged on ground floor with first floor void area. The shop units benefit from rear access via a service yard.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
57 Victoria Street	Grabal Alok (UK) Limited (Store Twenty One) (1)	Gross Frontage 7.60 m (24' 11") Net Frontage 5.70 m (18' 8") Return Net Window Frontage 4.10 m (13' 5") Built Depth 33.40 m (108' 6") Ground Floor (5) 151.7 sq m (1,633 sq ft) First Floor (5) 182.5 sq m (1,965 sq ft) Second Floor (5)	5 years from 25.02.2012 Without review FR & I (plus contribution to cost of repair of rear yard)	£39,300 p.a.	Reversion 2017
59 Victoria Street	Superdrug Stores plc (2)	Gross Frontage 9.00 m (29' 6") Net Frontage 5.90 m (18' 4") Shop & Built Depth 33.4 m (108' 6") Ground Floor 276.7 sq m (2,978 sq ft) First Floor 263.05 sq m (2,831 sq ft) Second Floor 49.20 sq m (530 sq ft)	5 years from 30.10.2012 Without review FR & I (plus contribution to cost of repair of rear yard)	£41,000 p.a.	Reversion 2017
71 Hyde Road	Vacant	Gross Frontage 9.75 m (31' 11") Net Frontage 5.75 m (18' 10") Shop & Built Depth 6.80 m (22' 3") Ground Floor 59.9 sq m (645 sq ft)			
73 Hyde Road	Amplifon Limited (3)	Gross Frontage 6.70 m (21' 11") Net Frontage 6.0 m (18' 8") Shop & Built Depth 14.7 m (48' 2") Ground Floor 93.6 sq m (1,007 sq ft)	5 years from 12.04.2013 Tenant option to break 12.04.2016 FR & I (plus contribution to cost of repair of rear yard)	£17,000 p.a.	Reversion 2018
75 Hyde Road	Peter Savage	Gross Frontage 6.70 m (21' 11") Net Frontage 5.75 m (18' 10") Shop & Built Depth 14.7 m (48' 2") Ground Floor 91.35 sq m (983 sq ft)	Holding over under the terms of a lease which expired 28.09.2012 FR & I (renewal proceedings in progress, rent under new lease £13,000 p.a.)	£16,225	Holding Over (4)
77 Hyde Road	Vacant	Gross Frontage 9.75 m (31' 11") Net Frontage 7.20 m (23' 7") Shop & Built Depth 14.70 m (48' 2") Ground Floor (5) 71.80 sq m (773 sq ft)			

- (1) Store Twenty One have over 200 stores in the UK. (Source: www.storetwentyone.co.uk).
- (2) Superdrug have over 800 stores throughout the UK and Ireland. (Source: www.superdrug.com).
- (3) Amplifon have a network of 140 branches and 64 hearing care centres nationwide. (Source: www.amplifon.co.uk).
- (4) In respect of 75 Hyde Road, there have been negotiations with Mr Savage for a new lease.
- (5) Not inspected by Allsop. Floor areas sourced from www.2010.voa.gov.uk

Total £113,525 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms D Featherstonhaugh, Hamblins. Tel: 0207 355 6000 e-mail: dfeatherstonhaugh@hamblins.co.uk

