

Lot 35, Card Factory, 32 Victoria Street, Paignton, Devon TQ4 5DN

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Town Centre Retail Investment

- Let to Sportswift Limited t/a Card Factory until October 2027 on a renewed lease at a rebased rent
- Tenant in occupation for over 18 years
- Prominent position in prime retail thoroughfare in Paignton town centre
- Approx. 153.88 sq m (1,656 sq ft)
- Popular seaside town location
- Nearby occupiers Costa Coffee, Greggs, Boots Opticians, Specsavers, Holland & Barrett, New Look, Iceland, EE and Vodafone
- VAT-free investment

Lot

35

Auction

11th June 2026

Rent

£22,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

24 miles south of Exeter, 30 miles east of Plymouth

Roads

A379, A380, A3022

Rail

Paignton Railway Station

Air

Exeter International Airport, Cornwall Airport Newquay

Situation

The property is prominently situated in a prime retail thoroughfare on the southern side of the pedestrianised Victoria Street, in the heart of Paignton town centre. Nearby occupiers Costa Coffee, Greggs, Boots Opticians, Specsavers, Holland & Barrett, New Look, Iceland, EE and Vodafone.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercorn rent.

Description

The property comprises a retail unit arranged on the ground floor with ancillary accommodation on the first floor.

VAT

VAT is not applicable to this lot.

Note

30 Victoria Street will be offered separately as Lot 26. The residential upper floors may be available by separate negotiation.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	109.70 44.18	(1,180) (476)	SPORTSWIFT LIMITED (t/a Card Factory) (2)	5 years from 08/10/2022	£22,000
Total		153.88	(1,656)			£22,000

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

(2) Sportswift Limited are a subsidiary of Card Factory plc and for the year ending 31st January 2025 reported revenue of £507,769,000, pre-tax profit of £72, 957,000 and net assets of £71,490,000. Card Factory currently trades from over 1,100 stores across the UK and Ireland (<https://www.cardfactoryinvestors.com/>) (Companies House: 07/05/2026).

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2024