

Lot 73

£30,500 per annum exclusive

33 Victoria Street, Paignton, Cornwall TQ4 5DD Freehold Retail Investment



Key Details

- Let to Cashino Gaming Limited, guaranteed by Praesepe Limited until 2025
- Prime pedestrianised town centre location
- Neighbouring occupiers include Boots, Iceland, Greggs, EE, Costa Coffee, NatWest and Holland & Barrett

Location

Miles: 2 miles south of Truro
24 miles south of Exeter
Roads: A3022, A380, A385
Rail: Paignton Railway Station
Air: Exeter International Airport

Situation

Paignton is an attractive and popular coastal town that benefits from significant additional seasonal visitors. The property is prominently located on the north side of the pedestrianised Victoria Street, 150 metres from Paignton Railway Station. Neighbouring occupiers include Boots, Iceland, Greggs, EE, Costa Coffee, NatWest and Holland & Barrett.

Description

The property comprises ground floor retail accommodation and first and second floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	174.65 sq m (1,880 sq ft)	CASHINO	10 years from	£30,500	30/07/2025
First	Ancillary	64.94 sq m (699 sq ft)	GAMING	31/07/2015 on a full		
Second	Ancillary	49.98 sq m (538 sq ft)	LIMITED (1)	repairing and insuring lease		
Totals		289.57 sq m (3117 sq ft)			£30,500	

(1) Cashino currently operates from over 165 branches nationwide (www.cashino.com).



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