

**alder king**

PROPERTY CONSULTANTS



Elevation F - F

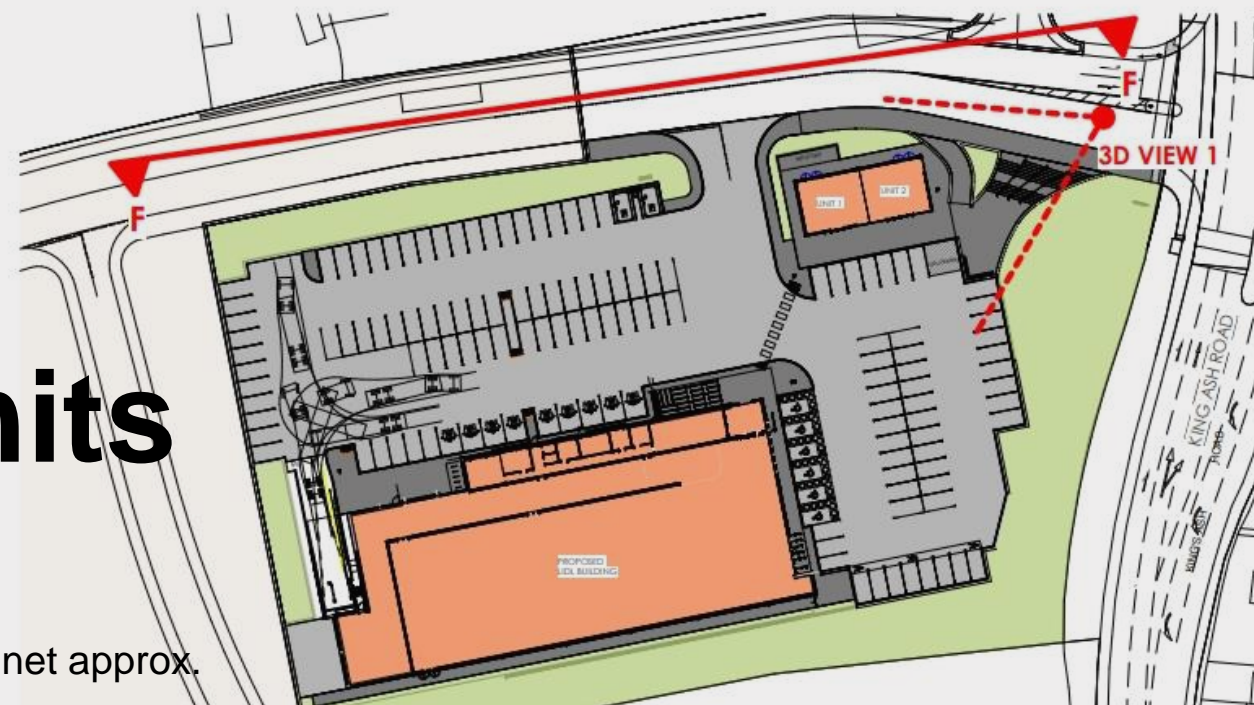
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**TO LET**

# Prominent retail units

Adjoining the new  Kings Ash Road, Paignton, TQ3 3XF

New-build retail units with glass frontage – 937 sq. ft. (87.05m<sup>2</sup>) net approx.



# Location

The units are located to the West of Kings Ash Road and 1.9 miles from Paignton town centre.

Situated in a prominent location at the entrance to a brand-new LIDL store, the units will benefit from high levels of footfall from both the shop, and the surrounding neighbourhoods, as well as being easily accessible via public transport.

# Accommodation

## Description

The premises comprises two newly-built retail units, finished to shell specification, offering full flexibility for custom fit-outs.

Both units benefit from glass frontages, and an additional display window to the side elevation.

## Parking

The accommodation benefits from generous communal parking provision, shared with the LIDL store.



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for uses under Class E (a)(b)(c) of the Use Classes Order 1987 (as amended). Any occupier should make their own enquiries to the Planning Department of Torbay Council.

Tel: 01803 207801 or [Planning and building control - Torbay Council](#)

## Business Rates

Interested parties should make their own enquiries to Torbay Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

An EPC has been commissioned, and the certificate will be available on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Tenure / Lease Terms

The Property is available by way of a new lease direct from the Landlord, on terms to be agreed.

## Rent

The retail units are offered to let individually, for £19,950 per annum exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Pynes Hill  
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**Subject to Contract**



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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



