



# Turner Locker

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## **38-40 Palace Avenue Paignton TQ3 3HF**



### **FOR SALE FREEHOLD RETAIL/OFFICE INVESTMENT/DEVELOPMENT**

**Circa 10,000 sq. ft. with 20+ car spaces.  
Vacant possession of upper floor available if  
required**



### **LOCATION & DESCRIPTION**

Situated on the South Devon Coast, Paignton is one of the jewels of the South West, a thriving holiday resort which is one of the three coastal towns that make up Torbay, affectionately known as The English Riviera, together with Brixham and Torquay.

38-40 Palace Avenue is a four storey building forming a retail unit on the ground floor and separately accessed office space over three floors above with a lift and a large secure car park to the rear with capacity for more than 20 cars.

The retail unit is occupied by *Glendevon Furnishers* who have been providing South Devon residents with quality furniture for over 60 years and still embody those same traditional values of customer care, dedication to trade and service. The upper office floors are occupied by *EMC Advisory Services Limited*. Established in 2003, EMCAS are experts in mis-sold financial products and have a net worth of some £6 million.



*The aspect*



### **ACCOMMODATION - Approximate Measurements**

<b>UNIT</b>	<b>AREA MTR</b>	<b>AREA FT</b>	<b>TENANT</b>
Showroom	205.49	2212	Mr and Mrs D Ashleigh-Hayes t/a Glendevon Furnishers
1 <sup>st</sup> Floor	253.43	2728	EMC Advisory Services Ltd
2 <sup>nd</sup> Floor	250.73	2699	EMC Advisory Services Ltd
3 <sup>rd</sup> Floor	218.59	2353	EMC Advisory Services Ltd
<b>TOTAL</b>	<b>928.24</b>	<b>9992</b>	



### **TENANCIES**

Retail unit let to *Glendevon Furnishers* on a 10 year lease from July 2016 without break and at a current rental of £18,000 per annum. You can find more information on *Glendevon Furnishers* here:

**<http://www.glendevonfurnishers.co.uk/>**

The Offices and main car park are let to *EMC Advisory Services Ltd*. EMCAS. EMCAS are currently held on a 10 year lease from August 2015 at a rental of £47,000 per annum, subject to a break clause in 2020. You can find more information on EMCAS here: **<http://www.emcasclaims.co.uk/>**

Please note: EMAS are no longer in occupation and ideally would like to terminate their lease



### **PRICE**

Offers are invited for Freehold interest Total rent roll of £65,000 per annum.



### **RATES - Approximate**

#### **Retail Unit**

Rateable Value: £19,500

Rates Payable: £9,360

#### **Office**

Rateable Value: £39,000

Rates payable: £18,720

Please visit the VOA website for more information.

### **VIEWING**

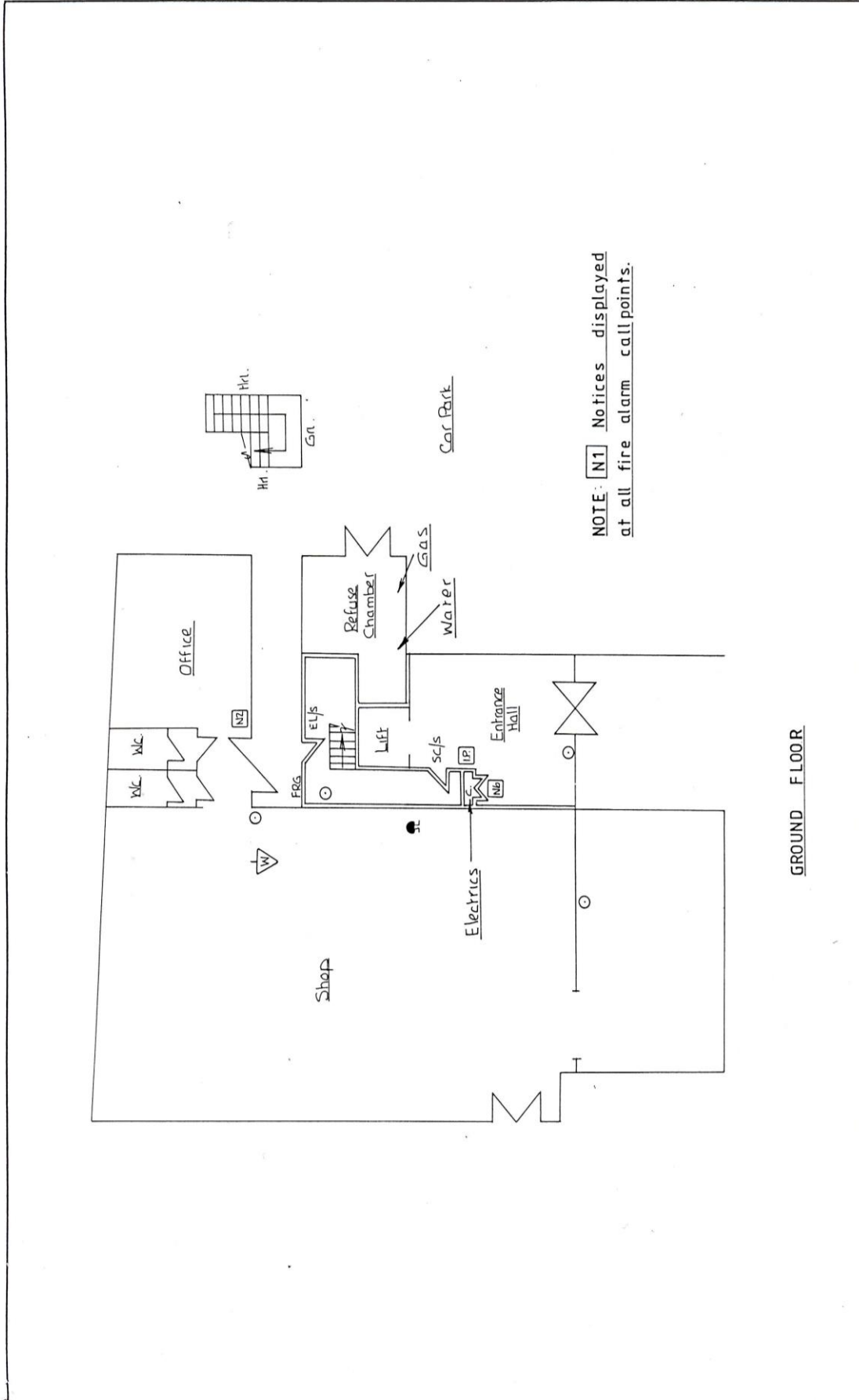
By strict appointment with

Turner Locker

Tel: 01392 201 202

Email: [mark@turner-locker.o.uk](mailto:mark@turner-locker.o.uk)

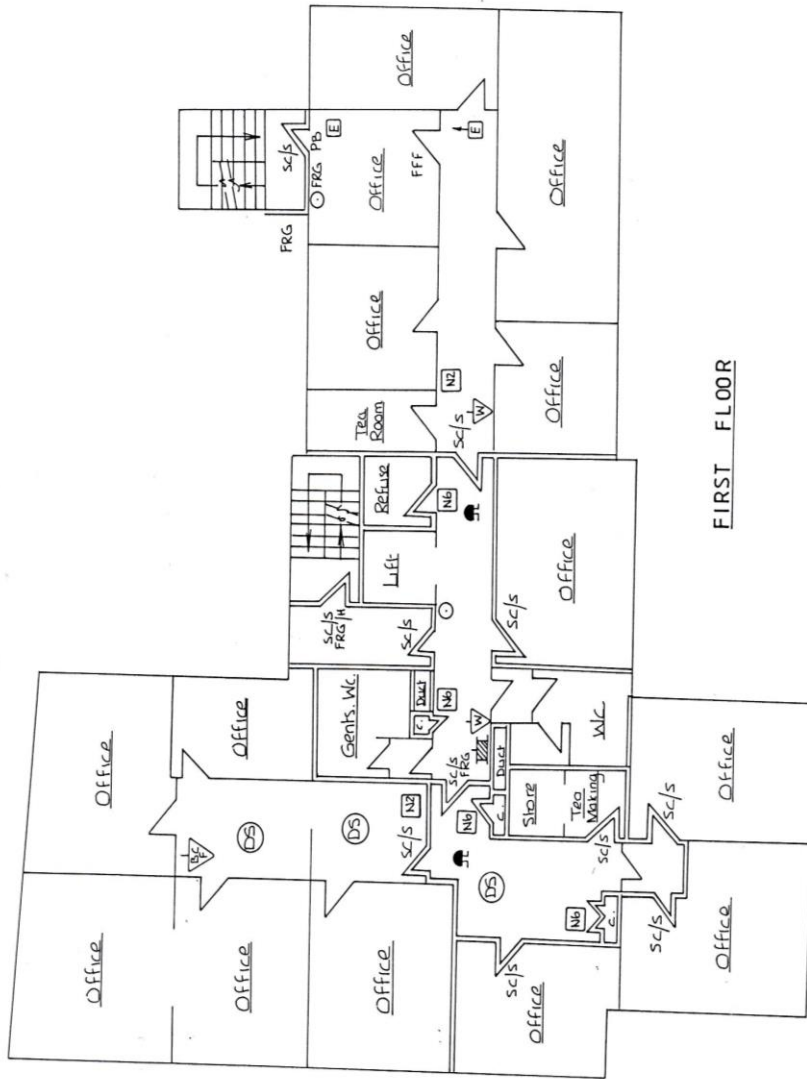
Web: <http://www.turner-locker.co.uk/>



NOTE: N1 Notices displayed at all fire alarm call points.

GROUND FLOOR

FIRE AND RESCUE SERVICE 31 NAL HEADQUARTERS 31 N ROAD 11 AY D	NOT TO SCALE		PLAN 1 OF 4
	DATE	AUG. 2001	FILE REF.
WESTMINSTER HOUSE PALACE AVE., PAIGNTON, DEVON.	FS. 2186	DRAWN BY	ES / ML.
			0.2.186



FIRST FLOOR

NOTE: [N1] Notices displayed  
at all fire alarm call points.

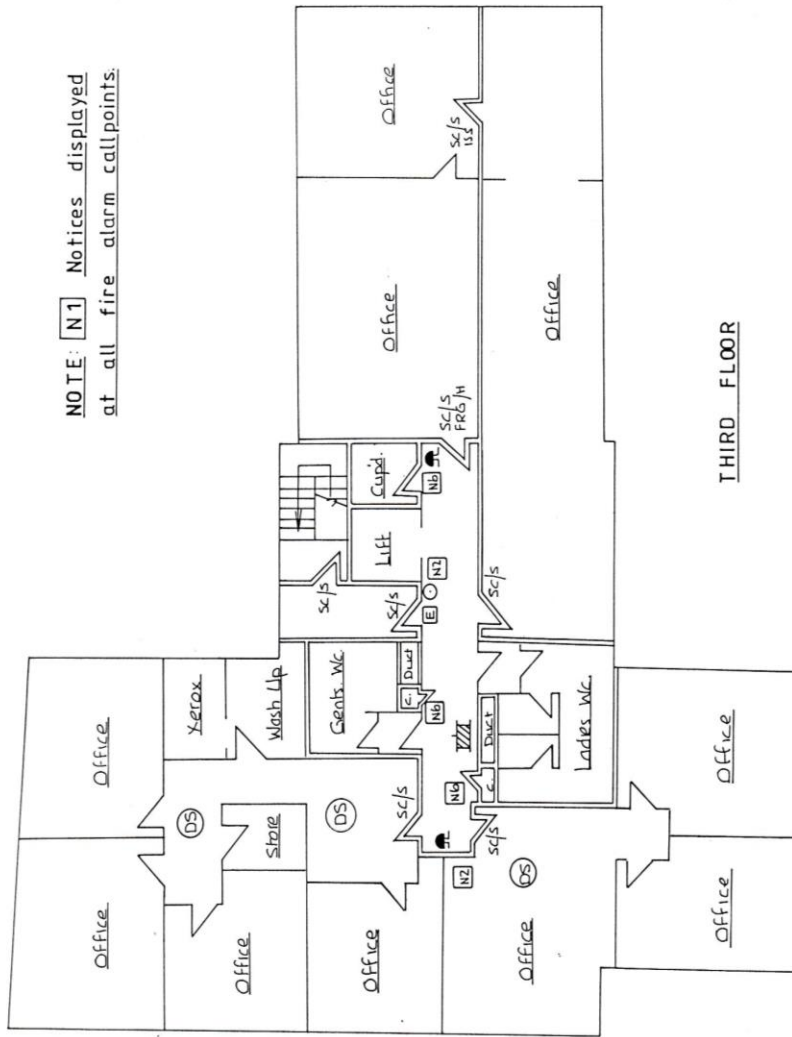
NOT TO SCALE	PLAN 2 OF 4	
DATE	AUG 2001	FILE REF.
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FS 2186





NOTE: N1 Notices displayed  
at all fire alarm callpoints.



THIRD FLOOR

NOT TO SCALE	PLAN 4 OF 4
DATE	AUG 2001
DRAWN BY	ES / M.L.
FILE REF.	
0 2 1 8 6	

FS. 2186





***SUBJECT TO CONTRACT***

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