

*On the instructions of
Rossiter & Son (Paignton) Ltd*

FOR SALE / TO LET

With Vacant Possession

13 - 17 Palace Avenue
PAIGNTON
Devon
TQ3 3EE

An exciting opportunity to purchase or lease one of Paignton's
most high profile stores/sites



Drew Pearce have been favoured with instructions to market the freehold or leasehold interest in the above property which we consider could be of interest to developers or investors.

ALL ENQUIRIES

Tel: 01392 284800
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

DESCRIPTION & SITUATION

The store opened in 1858 and moved from Winner Street to its present location in 1888. The property was purpose built for its current use with its main frontage being on to Palace Avenue. It is constructed on ground, mezzanine, first, second and third floors with in addition, basement accommodation. The retail activities take place on ground floor, part basement and part first floor with the remaining accommodation being used for storage, mess/staff rooms, preparation rooms and offices.

In total the accommodation extends to in excess of 2,900 square metres (31,400 square feet). In addition to its Palace Avenue frontage, it fronts onto Bishops Place to the rear and the site has an area of approximately 0.15 hectares (0.373 acres).

Paignton

Paignton forms part of the Torbay conurbation and is a popular holiday and retirement destination. The total resident population of Torbay is approximately 135,000 and this is boosted considerably during the summer months.

There are a considerable number of national, regional and local retailers within the immediate vicinity of the property which is considered to be a prime location.

Access to Paignton is via the A380 from Exeter which is approximately 13 miles away. The M5 motorway is accessed via Junction 30 at Exeter which also boasts an international airport and a mainline railway station to London Paddington. There is also a railway station in Torquay which gives access to Exeter.

PLANNING

The site which fronts Palace Avenue is looked upon by Torbay as primary shopping and the whole of the complex has been used by a single occupier concerned mainly with retailing but using much of the space for storage and a rear service access. The property is within a conservation area.

We consider there to be a number of alternative possibilities but mainly retail to the Palace Avenue frontage the distinct possibility of creating a number of smaller units of more interest to the current retail market subject to obtaining any necessary consent.

We do consider there is a possibility that the site which fronts onto Bishops Place could well be used for alternative uses such as residential or sheltered accommodation.

Should you have any further queries please do not hesitate to contact Torbay Planning Department at Roebuck House, Abbey Road, Torquay, TQ2 5DP. Telephone 01803 201201.

SERVICES

We are advised that mains water, drainage, electricity and gas are supplied to the main buildings but applicants should make their own enquiries of the statutory authorities.

RIGHTS OF WAYS, WAYLEAVES & EASEMENTS

We understand there are no rights of way or wayleaves or easements over the site.

LOCAL AUTHORITY

Torbay Planning Roebuck House, Abbey Road, Torquay Devon TQ2 5DP. Telephone 01803 201201.

Technical Information:

Supplementary information including Energy Performance Certificate will be made available.

PARKING

The site benefits from adjacent car parking within easy walking distance of Palace Avenue.

TENURE & POSSESSION

The property is being offered freehold with vacant possession, and our clients would prefer an outright sale, or a new lease at terms to be agreed.

METHOD OF SALE

Our clients require expressions of interest from developers/investors following which they will give consideration to those submissions and enter into discussions with interested parties.

VIEWINGS

Any viewings must be arranged strictly through the agents Drew Pearce for the attention of John Daborn or Michael Henderson.



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ORDNANCE SURVEY PLAN



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A Brief History

The company was started by two sisters in very small premises in Winner Street Paignton in 1858. Whilst one left to get married the other, Sarah, remained involved with the business until her death and descendants of hers have continued to run the business ever since.

To put the start date into context, 1858 was two years before Abraham Lincoln became president and 30 years before Jack the Ripper was loose in London. The business has prospered through two World Wars, the invention of the telephone, television and the motorcar.

Originally the business focussed on dressmaking and haberdashery but over the years various departments were added to this repertoire.

The store moved to its current position in 1888 and has since acquired businesses on either side of the original premises.

Property Ref: 60-2913

Exeter: 01392 284800

Plymouth: 01752 201748

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Tel: 01752 201748

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan For Illustrative Purposes Only. Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.