



TO LET

Prominent Retail Units

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

New-build retail units with glass frontage – 937 sq. ft. (87,05m²) net approx.

Location

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

Situated in a prominent location at the entrance to a newly opened LIDL store, the property benefits from high levels of footfall from both the shop, and the surrounding neighbourhoods.

The units are easily accessible, with parking provided on site and a number of public transport links nearby.

Bus Stop



3-minute walk

M5



18 miles northeast

Town Centre

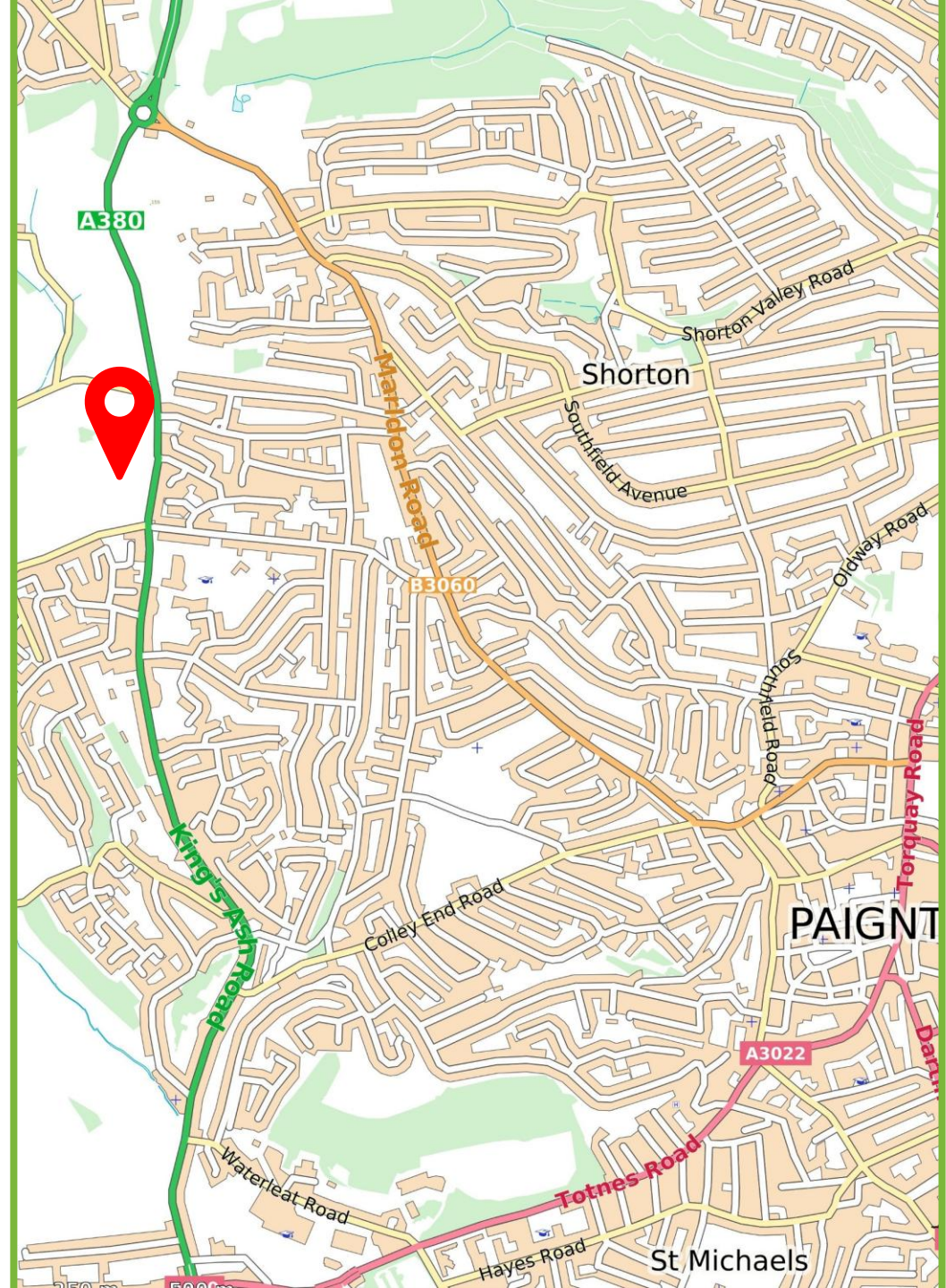


1.9 miles

Exeter



23 miles



Accommodation

Description

The property 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, allowing for excellent levels of natural lighting.

The property also benefits from a fully enclosed space to the rear for bin storage, and extraction if needed by the incoming tenant.

The units are available to let individually only, and therefore cannot both be occupied by one tenant.

Parking

Parking is provided directly outside of the unit and is shared with the Lidl store. (subject to timing restrictions).

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Unit 1	937	87
Unit 2	937	87
TOTAL	1,874	174

Shell specification



Glazed shopfront



Onsite parking



Retail



Leisure



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for uses under Class E 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.

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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COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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

alder king

PROPERTY CONSULTANTS



