

Unit A2

Kingsteignton Trading Estate
Pottery Road, Newton Abbot TQ12 3BN

Trade Counter Retail Unit

From 1,833 - 3,610 ft² (168 - 336 m²)

Prominent position in established trading estate with parking and good access



To Let



Spec



Rarely available prime trade counter



Established trade counter / retail warehouse / convenience location



Superb arterial road frontage



Eaves height 5.5 m



Other occupiers include Euro Car Parts, Topps Tiles, Halfords and Screwfix

Description

The property comprises a very prominently located main road terrace unit adjacent to a kitchen showroom.

The property is of steel portal frame construction with steel sheet cladding to the upper elevations and brickwork below. The premises benefit from mains electricity (including 3 phase), water, drainage and gas.

Access is via showroom doors to the front and back. New showroom entrances with additional glazing to the front elevation can be provided; further information available on request. There are approximately 20 allocated car parking spaces available. The eaves height is approximately 18' (5.5m).

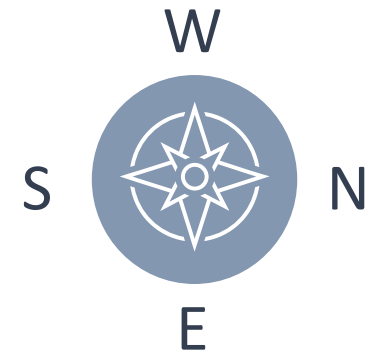




Location

The property is prominently located on Kingsteignton Trading Estate fronting Newton Road (A383), the main route between Kingsteignton and Newton Abbot within close proximity to Jewson, Booker, Halfords, Hermes, Tool Station, Connection Flooring, Euro Car Parts, Topps Tiles, Screwfix, Premier Inn, Tesco, Homebase and Kingsteignton Retail Park.

The Estate is also next to a Premier Inn/Beefeater and has excellent access onto the A380 with links to Torquay and Exeter together with the motorway network beyond. Newton Abbot is also well served by Intercity rail services.



Situation

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Rateable Value / EPC

We are informed by the Valuation Office Agency that the property has a rateable value of £14,750 effective from 10 August 2023. Therefore, providing a current rates payable figure of £7,360 per annum, ignoring phasing provisions. The EPC is C:72.

Accommodation



Ft2

M2

P

A2

1,833

167.69

40

Legal Costs

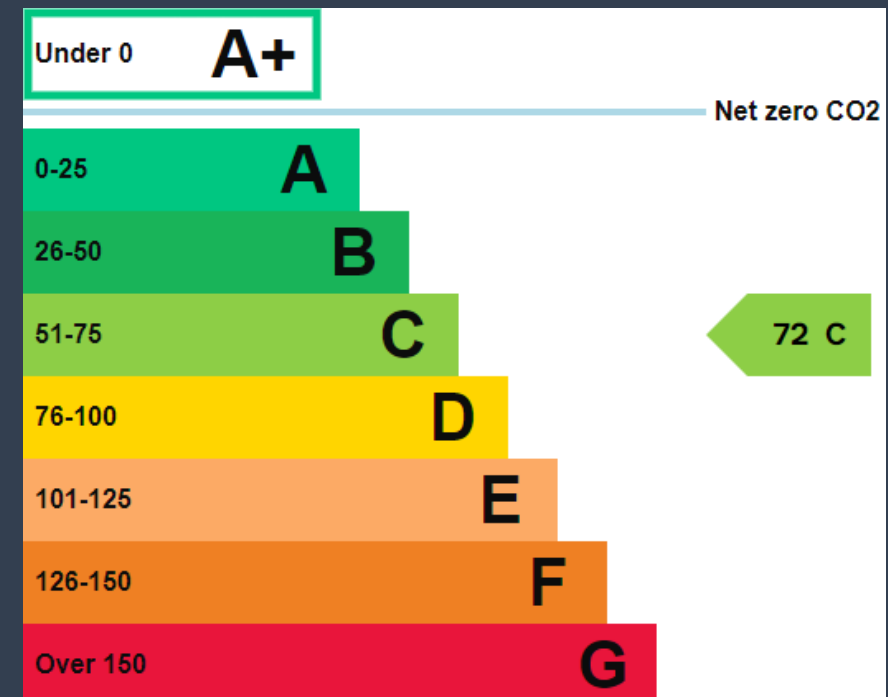
Each party is responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, where applicable.

Anti - Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the [seller's] [landlord's] agent(s). This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.





Contact

**Viewings strictly
by appointment
with the joint sole
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