



## COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

### FOR SALE - 25 Queen Street, Newton Abbot, Devon, TQ12 2AQ

- Offers are sought in the region of £375,000 for the freehold
- Vacant town centre 1,173 sq. ft (109 sq. m) ground floor retail premises with 1 car parking space plus a 2 bed maisonette on first and second floor with separate access
- The maisonette is currently tenanted but could be provided with vacant possession
- Currently let to William Hill on a 15-year lease from 24th June 2009 at £24,000 per annum, expiring 24th June 2024—**AVAILABLE TO LET FROM EXPIRY OF LEASE**
- Located in prime shopping area in Newton Abbot with national retailers Argos, Clarks, Costa Coffee, Waterstones, Iceland Foods and HSBC Bank
- 0.8 miles from Newton Abbot Railway Station, 10 miles from Torquay, 15 miles from the M5 and 20 miles from Exeter Airport

Viewing by prior appointment with:  
**Tim Smart**

e: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com)

t: 01872 300 401 / 07778 577 487



[scp.uk.com](http://scp.uk.com)

## Location

Newton Abbot is a busy market town, being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. The premises are a short walk from the town centre and the main line railway station. The property is in the prime shopping area in Newton Abbot with national retailers such as Argos, Clarks, Costa Coffee, Waterstones, Iceland Foods and HSBC Bank. Newton Abbot offers convenient access to the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant, or Torbay and Torquay to the South which is approximately 10 miles distant.

## Description

The premises are prominently located fronting the top of Queen Street, the main road running through the town offering a high degree of visibility for any retailer and close to a number of public car parks and the professional office area of Devon Square and St Pauls Road. The premises would ideally suit either a retail or office use.

The Maisonette is tenanted with an income of £3,540 per annum, vacant possession subject to termination of the assured shorthold tenancy. Please see table of accommodation below.

## Schedule of Accommodation

Area	Sq. ft	Sq. m	Features
Retail Area	1,003.84	93.26	Prominent glazed frontage with full depth aluminium shop front with recessed glazed entrance door. Suspended ceiling with integrated strip lighting. Mainly tiled floor. Air con cassette. Counter to rear. Power as fitted.
Staff Kitchen	65.01	6.04	Stainless steel sink unit with single drainer inset into worktops with cupboards below. Over sink water heater. Wall cupboards over. Space for fridge. Window. Power as fitted.
Staff Toilet 1	n/a	n/a	Low level WC suite with wash hand basin. Electric over sink water heater. Electric wall heater. Window.
Staff Toilet 2	n/a	n/a	Low level WC suite with wash hand basin. Electric over sink water heater. Window.
Customer Gents Toilet	n/a	n/a	2 urinals with WC Cubicle and wash hand basin with electric water heater over. Tiled floor and tiled walls.
Customer Ladies Toilet	n/a	n/a	WC suite with wash hand basin and electric over sink water heater.
Maisonette Kitchen	99.03	9.2	Stainless steel sink unit with single drainer. Window to rear. Spot lighting. Plumbing for washing machine. Electric cooker point.
Maisonette Living Room	240.68	22.36	Spacious room with 2 large windows to the front elevation. Cornice to ceiling. Power and lighting as fitted.
Maisonette Bedroom 1	142.94	13.28	Window to rear. Carpeted. Power and lighting as fitted. Carpeted.
Maisonette Bedroom 2	138.75	12.89	(Not inspected) Window to front. Power and light as fitted.
Maisonette Bathroom	85.03	7.9	Panelled bath with shower attachment over. Pedestal wash basin. WC suite. Window to front.

### Cornwall Office:

Trenoweth, Troubridge Road,  
Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



## Tenure

Offers are sought in the region of £375,000 for the freehold with part or full vacant possession on completion subject to the correct notices being served on the maisonette tenant.

## EPC

The property has a current EPC rating of C-64.

## Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular purchasers. Prospective purchasers are advised to contact Teignbridge District Council in respect of any specific planning enquiries on 01626 361 101 or via the website [Planning - Teignbridge District Council](#) .

## VAT

We recommend that the prospective purchaser establishes the VAT implications before entering into any agreement.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the purchaser aborts the transaction for any reason then they will be responsible for the seller's legal costs.

## Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

## Asbestos Regulations

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 Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

## Rateable Value

The rateable value is £21,500p.a. as of 2017. The council tax band for the maisonette is B. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361 101, or enquiries can be made on-line at the VOA website: [www.voa.gov.uk](http://www.voa.gov.uk).

## Joint Agents

Joint agents with Noon Roberts Property Consultants, Exeter. Viewing please contact Tony Noon on 07831 273 148 [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk), Tim Smart on 07778 577 487 [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com).

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## Retail Unit Photos



Frontage



Interior (from front)



Interior (from rear)



Counter



Counter



Staff Kitchen

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## Maisonette Photos



Living Room



Kitchen



Bedroom 1



Bathroom



Entrance

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## Map of Cornwall and Devon



Red arrow locating Newton Abbot

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