

THIS RARE OPPORTUNITY TO ACQUIRE A THREE STOREY PREMISES IN THE HEART OF NEWTON ABBOT COMBINING A MIX OF RETAIL AND RESIDENTIAL PROVIDING AN IDEAL INVESTMENT.



2 - 4

East Street

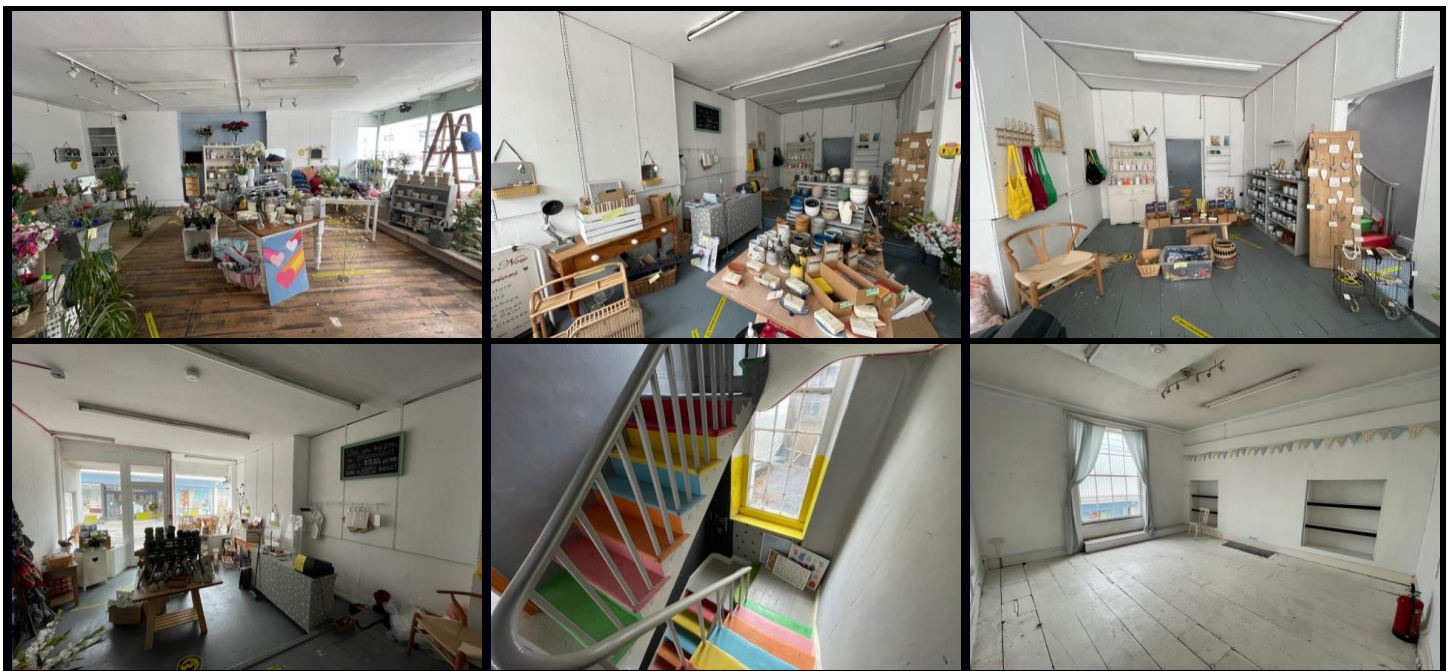
Newton Abbot

Devon

TQ12 1AF

**Offers in Excess of
£400,000 Freehold**

Ref: DSN6356



Offices in: Bovey Tracey, Chudleigh, Kingsteignton, Newton Abbot, Torbay and Totnes



The town centre retail premises occupy a level pedestrianised corner location at the junction of East Street and Wolborough Street. This is a central trading location and surrounding properties comprise a number of period buildings, most of which are commercial.

Two bedroom maisonette providing ideal rental income.

Measurements

Ground Floor

Side entrance to no. 4 East Street

Shop premises 4.88m x 4.3m plus recess 3.62m x 3.5m

Communicating section 2.8m x 1.25m

Shop premises 2 East Street 5.35, max x 8.5m max

Recessed area 1.24m x 1.24m (1.5 sq. m)

Rear Store 3.25m c 2.15m (7 sq. m)

Office/kitchen 3.83m x 3.12m (12 sq. m)

Rear Studio 3.8m x 3.28 m (12.5 sq. m)

First floor

Front store room 4.8m x 4.06m (19.5 sq. m)

Rear store room 3.3m x 3.26m (10.8 sq. m)

Second floor

Landing

Separate WC

Front store room 4.5m x 4m (19 sq. m)

Rear store room 3.54m x 3.3m (11.7 sq. m)

First and second floor maisonette

Ground floor

Entrance with staircase to

First floor

Landing

Living room 4.9m x 4.8m (23.7 sq. m)

Kitchen 5.2m x 5.2m (14.6 sq. m)

Second floor

Landing

Bedroom 1 4.5m x 4.4m (19.8 sq. m)

Bedroom 2 3.5m x 3m (10.7 sq. m)

Bathroom/WC 2.42 m x 2.13 m (5.15 sq. m)

Total gross internal floor area 103.8 sq. m)

Newton Abbot has a wide range of amenities and facilities, including hospital, primary and secondary schools, leisure centre, various shops, superstores, race course, and rail station on the London Paddington - Plymouth mainline. There is good dual carriageway access to Plymouth, Exeter and the motorway network beyond.

Viewing Strictly by Appointment. Please contact us on 01626 336633 if you wish to arrange a viewing

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor. **Data Protection** Personal information provided by customers wishing to receive information and/or services from the estate agent and The Experts in Property group (of which it is a member) is for the purpose of providing services associated with the business of an estate agent and specifically excludes mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.

