

Established

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NEWTON ABBOT ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

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REF: DRN00469

**9 Market Street, Newton Abbot
Devon, TQ12 2RJ**

First floor office space available in five separate rooms totaling approximately 650 square feet with communal entrance, reception hallway, staircase and cloak room.



* Communal Entrance Hallway* Communal Reception Hallway*
Communal Staircase* Five First Floor Offices* Communal Cloak Room*
Near Town Centre Location* Large Paved Forecourt* Quiet Peaceful
Location* Public Car Parks Nearby* Period Office Building*

**To Let
£3,500pa**

9 Market Street, Newton Abbot, Devon, TQ12 2RJ

Situation:

9 Market Street is situated a short distance from the centre of Newton Abbot within easy reach of the wide range of amenities to be found in the town which include; a bustling shopping centre, indoor market, schools, railway station, sports and leisure facilities, to name but a few. Newton abbot has easy access to the coast and Dartmoor National Park.

Description:

First floor offices in a centrally located period office building available to rent. The offices are located on the first floor of this building and are accessed via the front door which opens out to a paved fore court set back from Market Street. There is a staircase rising to the first floor. The property comprises a range of light and spacious offices on one floor providing a pleasant environment to work in.

Directions:

The offices are located close to the town centre in Market Street opposite the Jolly Farmer Public House and Alexandra Cinema. NB: Please see map for location.

The accommodation comprises:

Entrance:

Communal entrance with main entrance door and part glazed inner door leading into the communal entrance hall way.

Reception Hallway & Staircase:

From the communal reception hallway a communal stair case rises to the first floor communal landing where the accommodation can be found.

Front Office One: 13' 11" x 7' 10" (4.24m x 2.39m)

Sash single glazed window to the front aspect with sliding blind, coved ceiling, telephone point, cupboard and shelving to one side.

Kitchen Room: 12' 9" x 12' 2" (3.88m x 3.71m)

Sash window to the rear aspect, cupboards to one corner, recess to one corner, range of light grey base cabinets with inset stainless steel sink and drainer with cold tap and electric hot water heater.

Front Office Two: 13' 11" x 13' 6" (4.24m x 4.11m)

Sash single glazed window to the front aspect with sliding blind, coved ceiling, arched recesses to one side, one with fitted shelving, telephone points, shelving to one side.

Meeting Room One: 9' 11" x 9' 8" (3.02m x 2.94m)

Sash single glazed window to the side aspect with sliding blind, cupboards to one side, opening into:

Meeting Room Two: 15' 2" max x 11' 10" (4.62m max x 3.60m)

sash single glazed window to the side aspect, sash single glazed window to the rear aspect with sliding blind, hatch to the roof space, dark wood effect fitted cupboards with sliding doors, telephone point.

Cloakroom:

A communal cloak room can be found on the half landing between the first and second floors.

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Services:

The property is connected to the following main services: Electricity, Water and Drainage.

Rates:

Outgoing: Proposed rateable value £5,900. Yearly Charge £2,855.60p for 2016.

Local and Planning Authority: Teignbridge District Council. www.teignbridge.gov.uk.
01626 361101.

Plans & Maps:

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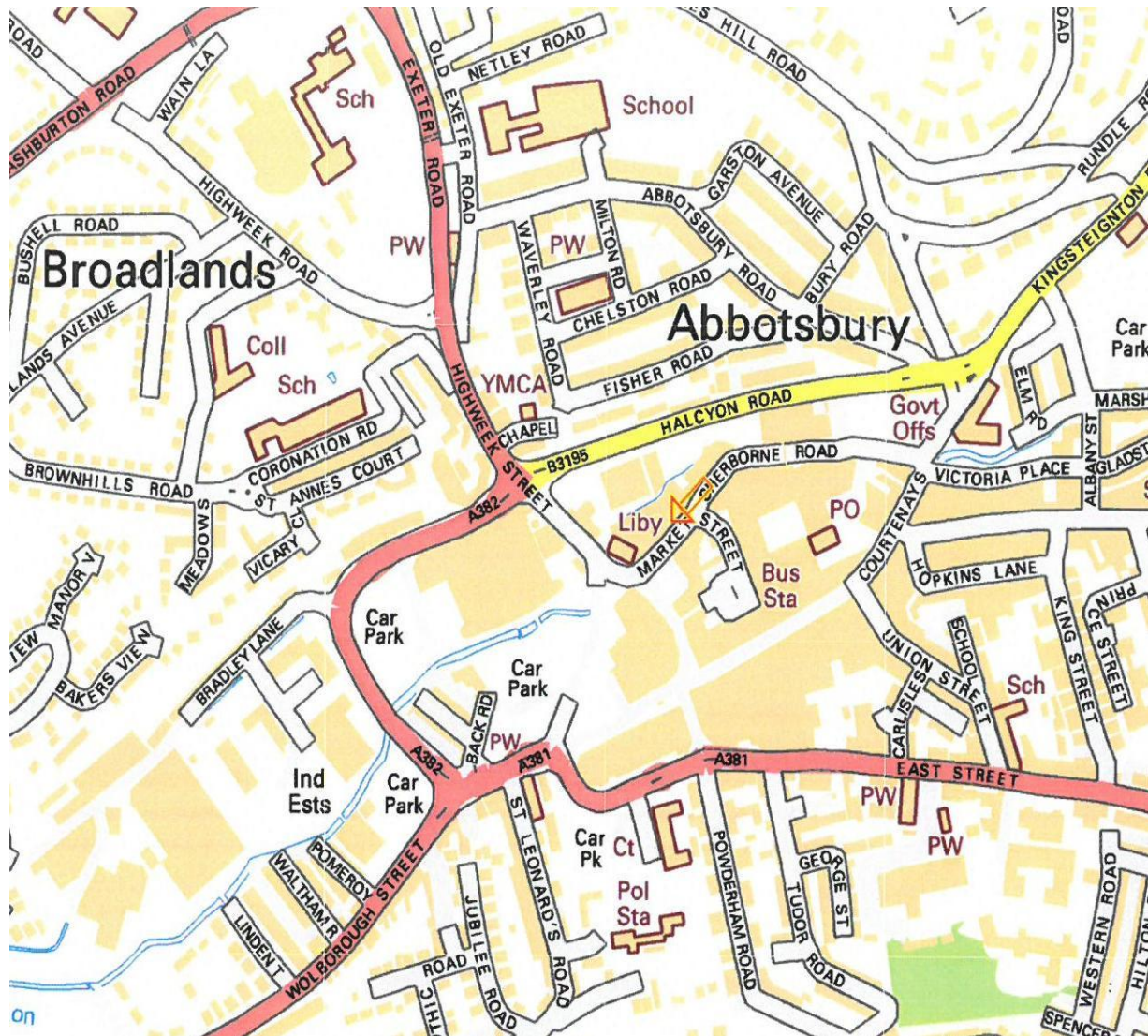
VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

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These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract. 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts. 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase. 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. 5) Any area measurements or distances referred to herein are approximate only. 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office. 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Location map please see orange arrow:



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