

DEVELOPMENT
OFFICE
RESIDENTIAL

On the instructions of
 **Teignbridge**
DISTRICT COUNCIL
South Devon

Substantial Grade II Listed Office Premises with large car park to the rear, in the centre of the town with potential for Residential Development (STP)

**Noon
Roberts** 
PROPERTY CONSULTANTS



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Offers invited upon a guide of £325,000 for the Freehold with vacant possession
Totalling approx. 404 sq.m (4,350 sq.ft) plus Basement with Parking to the rear for 10 – 12 cars
Minerva House, 2 Highweek Street, Newton Abbot, Devon, TQ12 1TG

SITUATION AND DESCRIPTION

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 extending to some 300,000 within 12.5 miles of the town centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coast at Teignmouth, Torquay plus the Dartmoor National Park. Newton Abbot has a main line railway station just a short walk from the premises, with the recently upgraded A380 Dual Carriageway a short drive offering ease of access to Torquay or Exeter linking with the M5 Motorway and the National Motorway Network. Newton Abbot is a busy commercial town with a wide range of Local, Regional and National Businesses and a thriving town centre. Close to the premises is the Asda Supermarket and the main town centre with the Market Walk shopping precinct. The town has a full range of amenities including retail, recreational and educational facilities.

Minerva House is a stunning Grade 11 Listed building dating from c.1810, being an early example of Flemish bond brickwork on a Plymouth Stone plinth, full-height wide segmental bays with curved frames to C19 plate-glass windows. The spacious accommodation is laid out on the Ground and First floors with storage on the second floor and limited use of the basement. The existing offices are a mix of large open plan rooms with smaller cellular offices which could be reconfigured to offer more open plan space if required, subject to the usual consents. To the rear of the offices is a large private car park with a separate vehicular access from Highweek Street with parking for 10 – 12 cars. The premises have most recently been used as professional offices, but may be suitable for Residential conversion or for Care or Institutional uses, subject to the usual consents including Planning consent, Listed Building consent and Building Regulations approval.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from Highweek Street the premises are accessed either into the car park via double entrance gates or via an impressive large timber period door into the Entrance Lobby / Hallway

GROUND FLOOR

Totalling 194 sqm (2,097 sq.ft)

Entrance Lobby / Hallway

Inner glazed door to entrance Hall with glazed panel adjoining. Stairs to first floor and stairs to basement.

Reception No 1

4.80m x 4.28m (15'9" x 14'0") max

Spacious room with bay window to front. Ornate cornice. Feature fireplace. Night store heater. Reception desk which could be removed if not required. Walk in store.

Rear Office No 2

4.00m x 3.93m (13'2" x 12'10") max

Window over rear car park. Electric heater. Night store heater. Fireplace. Power as fitted.

Board Room / Office No 3

5.09m x 4.59m (16'8" x 15'0") max

Lovely room with feature fireplace, decorative plaster cornice and a large bay window to the front making this light and airy space.

Training Room / Office No 4

9.79m x 6.15m (32'2" x 20'2") max

Stunning room with decorative plaster ceiling and cornice. Freeze above picture rail. 3 large windows. Carpeted. Feature marble fireplace with decorative surround tiled hearth and marble over mantle. Lovely light room. Walk in store cupboard. Access to car park.

Stairwell

Small kitchen area with stainless steel sink unit with single drainer with cupboards below. Door to car park and door to

Toilet

Low level WC suite with wash hand basin.

Office No 5

5.16m x 3.70m (16'10" x 12'2") max

Dual aspect with windows to rear car park. Night store heater.

Office / Store No 6

4.16m x 3.43m (13'8" x 11'3") max

L shaped room with steps up from Office No 2 and further steps up to Office No 7. Window to rear. Night store heater.

Office No 7

7.96m x 5.24m (26'1" x 17'2") max

Irregular shaped room. 3 windows to rear. 2 night store heaters. Carpeted. Power and strip lights as fitted.

FIRST FLOOR

Totalling 149 sq.m (1,606 sq.ft)

Spacious landing with fantastic Oriel window on landing. Doors to

Office No 8

5.14m x 4.63m (16'10" x 15'2") max

Large bay window to the front. Light and airy room. Decorative fireplace with marble slips and timber surround. Decorative cornice.

Walk in storage cupboard

1.96m x 1.59m (6'5" x 5'3") max

Useful storage area.

Office No 9

4.36m x 3.00m (14'3" x 9'10") max

Irregular shape. Marble fireplace with over mantel. Strip lighting.

Office No 10

5.65m x 2.96m (18'6" x 9'9") max

Bay window to side. Night store heater. Carpet. Strip lighting.

Office No 11

4.00m x 3.79m (13'2" x 12'5") max

Pretty room with dual aspect. Fireplace. Carpeted. Strip lighting.

Communications Room 2.24m x 1.98m (7'4" x 6'6") max
Glazed screen to landing. Door to inner lobby and stairs down to Ground Floor.

Office No 12 3.72m x 2.65m (12'2" x 9'4") max
Useful filing room with shelving as fitted. Strip lights. Borrowed light.

Office No 13 3.21m x 2.25m (10'6" x 7'4") max
Window to rear. Night store heater. Strip lighting.

Office No 14 4.52m x 3.30m (14'10" x 10'10") max
Decorative cornice. Night store heater. Lovely wide bay window.

Office No 15 5.25m x 3.38m (17'3" x 11'1") max
Large window to front. Domed ceiling. Night store heater.

Office No 16 6.39m x 3.39m (20'11" x 11'2") max
L shaped room. Decorative fireplace. Window. Night store. Strip lights. Carpeted. Glazed screen to Office No 15.

Staff Room No 17 3.04m x 2.92m (9'11" x 9'7") max
Useful room with kitchen area including stainless steel sink with single drainer and cupboards under. Hot water heater. Space for fridge. Wall cupboards. Window. Door to ...

Toilet
Low level WC suite with wash hand basin. Window.

Stairs lead from the staff room up to the

SECOND FLOOR Totalling 61 sq.m (665 sq.ft)
Useful storage area with rooms into the eaves as follows

Storage Room No 17 3.11m x 1.94m (10'2" x 6'4") max
Storage Room No 18 3.21m x 2.43m (10'6" x 7'11") max
Storage Room No 19 2.68m x 2.45m (8'9" x 8'0") max
Storage Room No 20 3.87m x 3.30m (12'8" x 10'10") max
Storage Room No 21 3.79m x 2.98m (12'5" x 9'9") max
Storage Room No 22 5.32m x 3.26m (17'5" x 10'8") max

BASEMENT Totalling 60 sq.m (652 sq.ft)
From the ground floor landing is a staircase leading down to the basement with reduced headroom as follows

Storage Room No 23 3.57m x 3.54m (18'3" x 11'7") max
Storage Room No 24 5.43m x 3.92m (17'10" x 12'10") max
Storage Room No 25 4.59m x 2.88m (15'0" x 9'5") max
Storage Room No 26 4.27m x 3.47m (14'0" x 11'4") max

EXTERNALLY
To the side of the premises are a pair of gates leading to the tarmacadam car park to the side and rear. This car park can accommodate up to 10 – 12 cars and is a valuable asset to the building.

PLANNING
The property is Grade 11 listed and has been used as a professional office for many years, and is now in need of refurbishment and modernisation. In addition to this use, the premises could also be suitable for other commercial uses including showroom / retail use and Medical or leisure use. Alternatively, the premises are suitable for a conversion to residential including flats or houses, or possibly for Care or Institutional use. All of the above are subject to Planning consent, Listed Building consent and Building regulations approval.

However, interested parties are requested to make their own enquiries of the planning department at Teignbridge District Council to satisfy themselves (01626 361101)

ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate is not required on this occasion as the premises is Grade 11 listed and therefore exempt from the requirement to have an EPC.

SERVICES
We understand mains water, drainage and electricity are available to the premises. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

RATES
Rateable Value: - £ 20,250.00 (2017 valuation)
Rates Payable: - £ 9,031.50 pa (2017 - 2018)

For full details of the Business Rates payable please contact Teignbridge District Council (01626 361101)

LEGAL COSTS
Each party to pay their own legal costs incurred in this transaction.

ASKING PRICE
Offers are sought upon a Guide price of £325,000 for the freehold of this substantial Grade 11 listed building with vacant possession on completion.

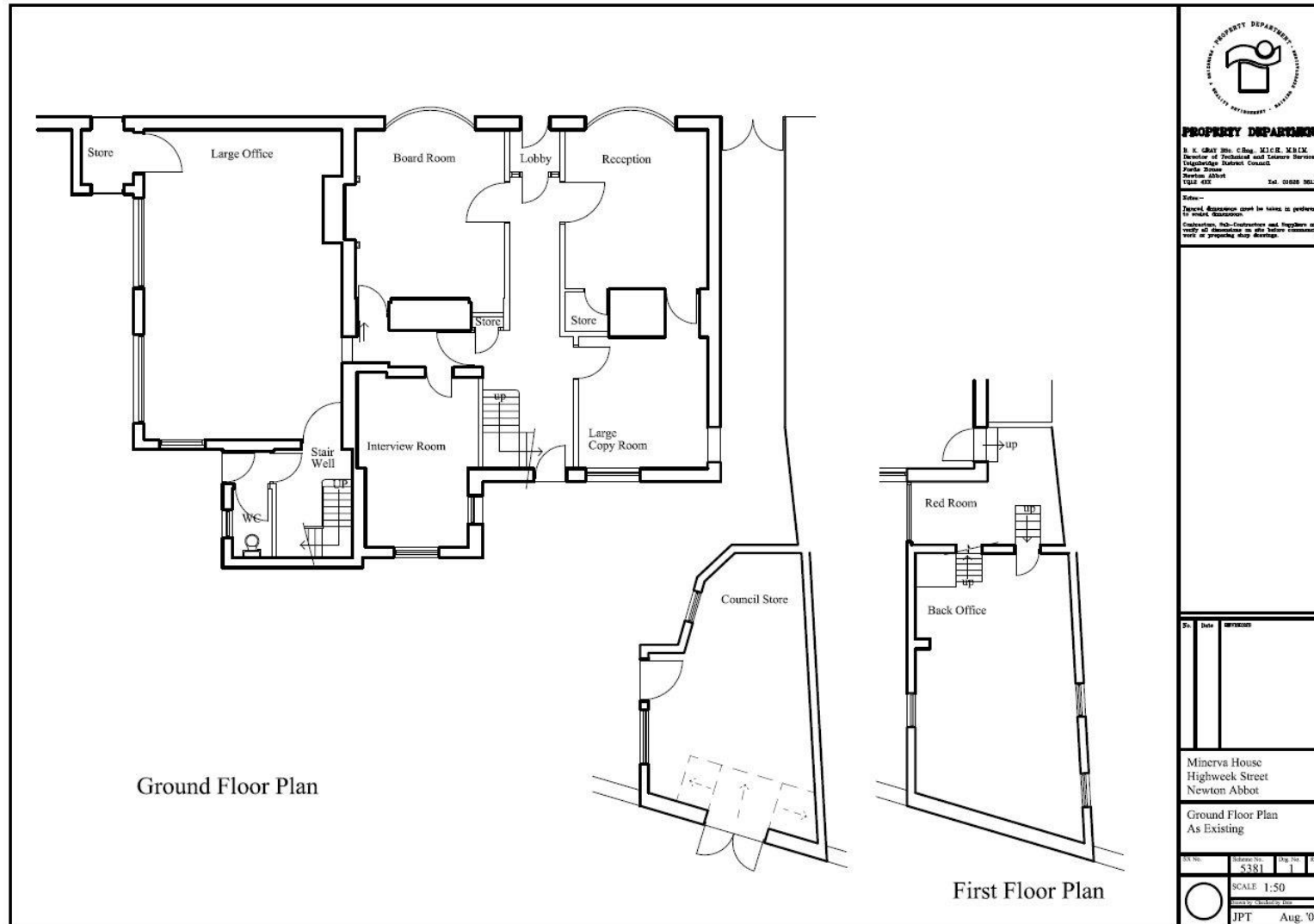
Offers that are subject to contract only are preferred, but subject to Planning offers will be considered. However, the Vendors will require them to be accompanied with full details of the proposal, any discussions held with the planners at Teignbridge District Council plus details of their professional team and their previous experience with such developments. Confirmation that funding is in place for the development will also be required.

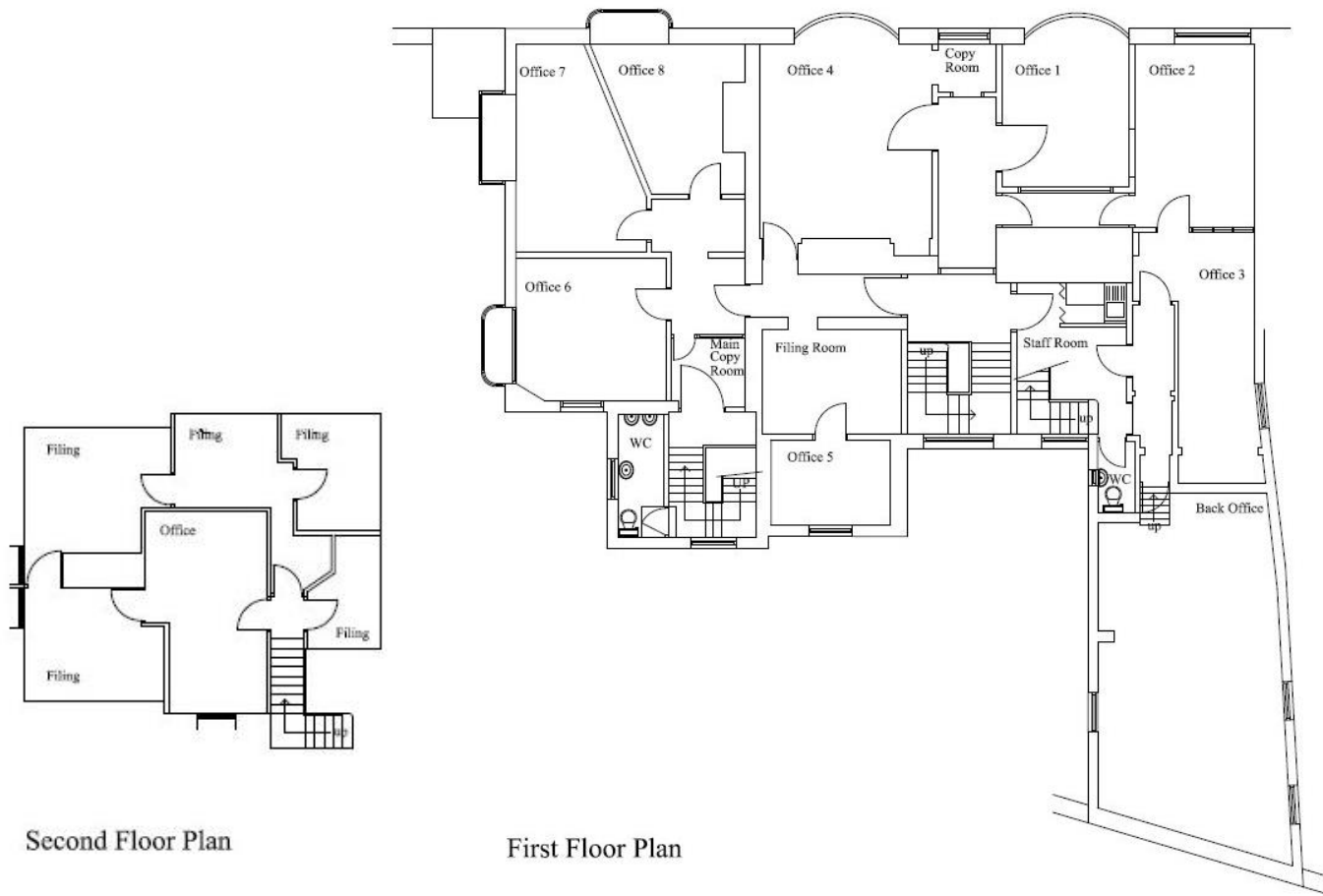
If a conditional offer is proposed a conditional exchange of contracts will be required to secure the premises for the period required to allow the purchaser to obtain the necessary planning consent to discharge this condition. Full details on request.

VIEWING
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0406)

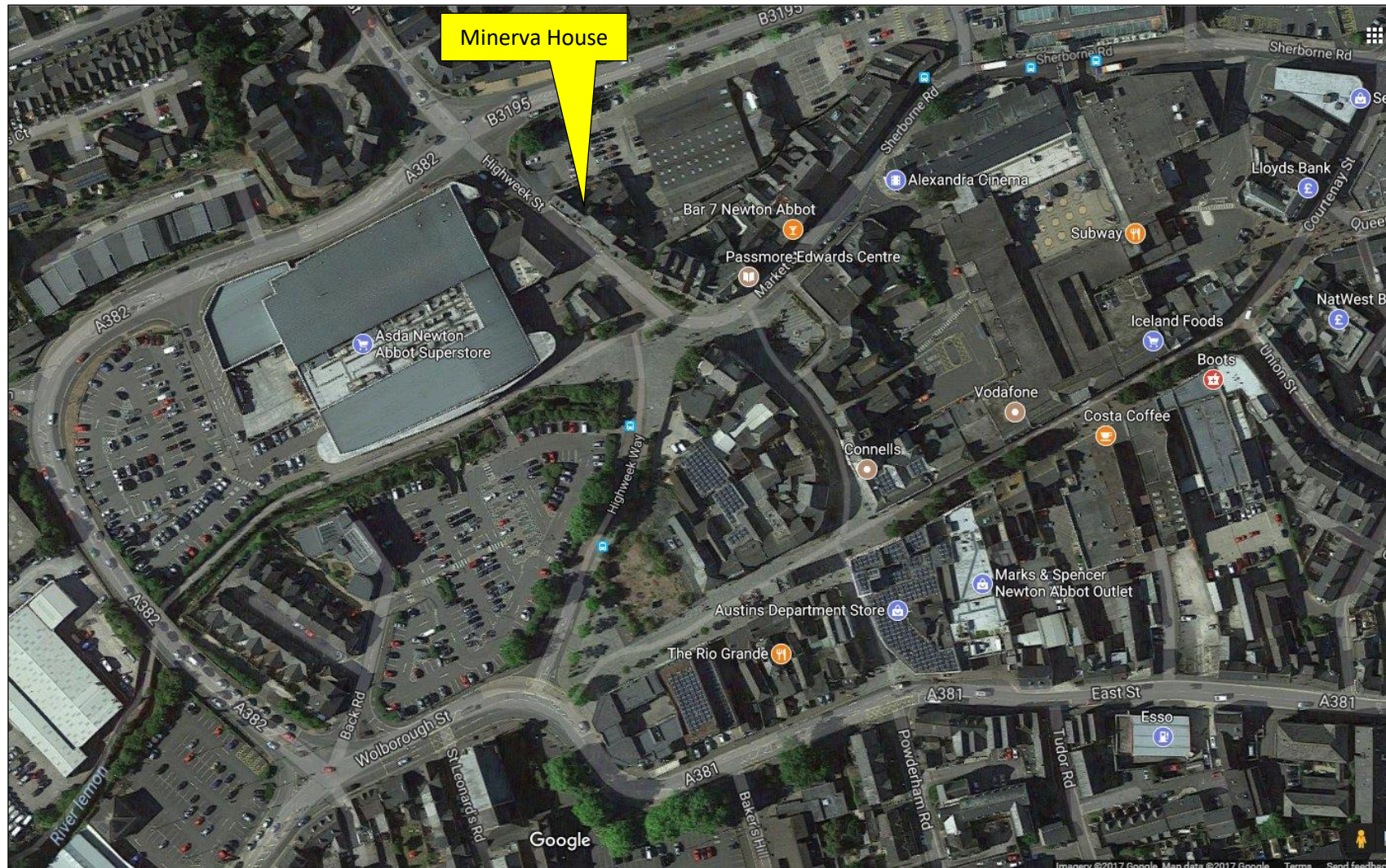


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 PROPERTY DEPARTMENT H. K. ROY, M. C. ROY, M. C. ROY Director of Technical and Planning Services Planning and Design Control Newton Abbot T01323 651111						
Notes: - All dimensions must be taken in preference to scale dimensions. - Contractors, Sub-Contractors and Suppliers must verify all dimensions on site before commencing work or preparing shop drawings.						
<table border="1"> <tr> <td>No.</td> <td>Date</td> <td>20/10/2020</td> </tr> </table>				No.	Date	20/10/2020
No.	Date	20/10/2020				
Minerva House Highweek Street Newton Abbot						
First Floor Plan As Existing						
E/C No. 	Scheme No. 5381	Draw No. 6	Rev. SCALE 1:50 Drawn by: [Signature] JPT Nov. '02			





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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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