

FOR SALE

A WELL-LOCATED INVESTMENT OPPORTUNITY GROUND FLOOR SHOP WITH 2 BED FLAT OVER

Retail Unit of approx. 38.4 sq.m (414 sq.ft) with Self Contained Flat over

4 STATION ROAD, BOVEY TRACEY, DEVON, TQ13 9AL



An opportunity to acquire this well-located Investment Premises comprising a ground floor Retail premises recently let on a new 6-year lease, and a self-contained 2 bedroomed flat over which is also let and therefore producing a useful total income. The premises are in a prominent location in the centre of Bovey Tracey, a popular Moorland town, in a mixed Commercial and residential area.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The property occupies a prominent location with a good frontage to Station Road, close to the Dolphin Hotel and the Devon Guild of Crafts. Bovey Tracey is a busy town with a Tesco Local and Co-op convenience store, plus a range of amenities including a primary school, doctors' surgery, several pubs and restaurants, two garages, library, cricket pitch and open-air heated swimming pool with tennis courts etc. In addition, Bovey has a growing reputation for Crafts, including an award winning Craft Festival, the Devon Guild of Craftsman premises and a soon to open Whiskey Distillery. The open Moor of Dartmoor with its rugged Tors contrasted by its sheltered coombes are just a few minutes' drive, offering opportunity for walking etc.

The coastal resorts of Torbay are within easy driving distance, as is the Cathedral city of Exeter which offers a wide range of work, shopping and leisure facilities in addition to mainline rail services to London (Paddington) and a growing regional and international airport. Exeter and the M5 Motorway is approximately 15 miles distant, Newton Abbot 6.5 miles and Torquay 18 miles distant. The premises are well located and offer either an investor the opportunity of a useful income from two independent tenants. Full details of the tenancies are available on request.

ACCOMMODATION

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

GROUND FLOOR RETAIL UNIT

Retail Area **7.32m x 3.85m (24'0" x 12'8") max**

Approached from Station Road via a door to the side with wide glazed display window. High ceilings. Power and lighting as fitted. Timber floor. Extractor. The premises have recently been refitted by the current tenants and now offer attractive and spacious space in this sought after and prominent location.



Rear Store / Kitchen **4.79m x 2.14m (15'9" x 7'0") max**

Part glazed door to rear yard. Useful room to the rear of the retail area with stainless steel sink and drainer with shelving under. Space for fridge. 2 windows. Vinyl flooring. Lighting and power as fitted. Door to

Toilet

Low level WC suite and wash hand basin with over sink electric water heater. Window to rear.

FIRST FLOOR FLAT

Entrance Hallway

Separate access from the Ground Floor entrance lobby to useful storage area for Bikes etc. Stairs lead up to landing and

Sitting Room **5.64m x 4.43m (18'6" x 14'6") max**

2 large windows to the front. Spacious room. Feature fireplace with tiled hearth. Inset electric fire. Night store heater. Carpeted.



Kitchen **3.30m x 2.76m (10'10" x 9'0") max**

Fitted kitchen with range of base and wall units. Stainless steel sink unit inset into worktops. Electric cooker point. Vinyl floor. Large window to rear. Strip lighting and power as fitted. Plumbing for washing machine and tumble dryer.

Bathroom **2.19m x 1.99m (7'2" x 6'6") max**

Panelled bath. Low level WC suite. Wash basin. Part tiled walls. Vinyl flooring. Night storage heater. Electric shower unit over bath with shower curtain. Window to rear.

Stairs from landing up to

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Bedroom No 1 3.68m x 3.51m (12'1" x 11'6") max
Large window to front with lovely open views. Shelving as fitted. Night store heater. Carpeted.



Bedroom No 2 4.51m x 3.12m (14'9" x 10'3") max
Irregular shape. Window to rear. Night Store Heater. Shelving.

GROUND FLOOR LEASE

The ground floor is currently let to Mr Steve Jones and Ms Rachel Rowe trading as Grace and Favour Home. The lease is for 6 years from the 1st April 2019 at a rent of £5,200 per annum. The Landlord is responsible for the external repair and decoration, with the tenants responsible for the internal repair and decoration. The tenants have a break clause at the end of the third year providing 6 months prior written notice. The lease is contracted outside of the landlord and Tenant Act. The tenants will reimburse the Landlords for a proportion of the building's insurance premium.

AST AGREEMENT

The flat is let on a 12 month Assured Shorthold Tenancy Agreement dated 01/05/2020 at a rent of £695 per month (£8,340 per annum)

PRICE AND TENURE

Offers are sought in the region of £164,950 for the freehold of this well-presented premises with a combined income of £13,540 per annum which would show a gross return of nearly 8.25% before purchase costs.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained for the premises and is attached below. A full copy is also available to download from the web site. The rating is: - D:95

A Residential EPC has been obtained for the flat over, and is available to download from the web site. The rating is : E 44

LEGAL COSTS

Each party to bear their own legal costs for this transaction.

SERVICES

We understand that mains water, drainage and electricity are available to the premises.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0542)



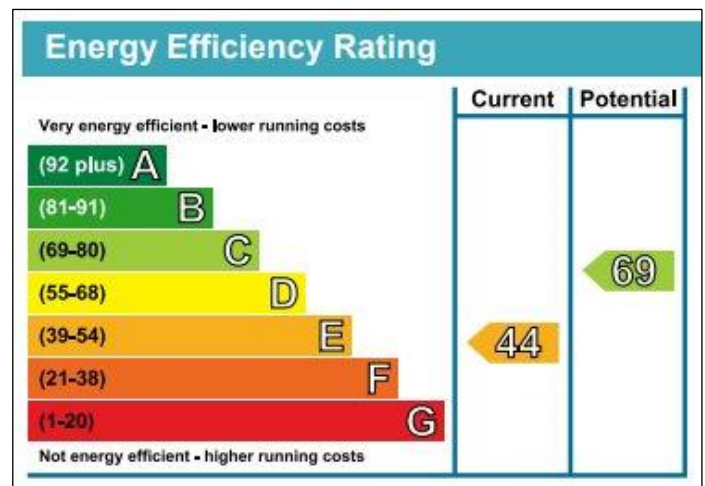
Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

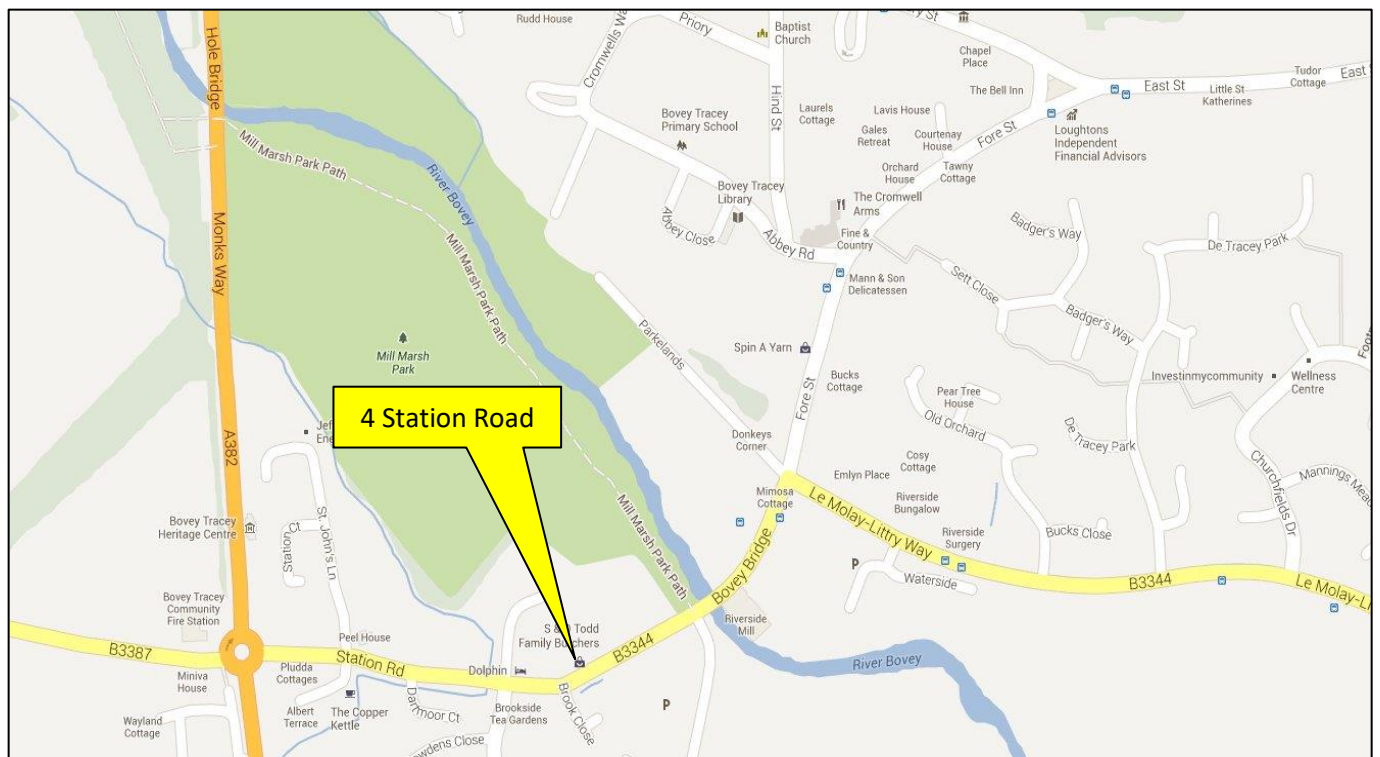
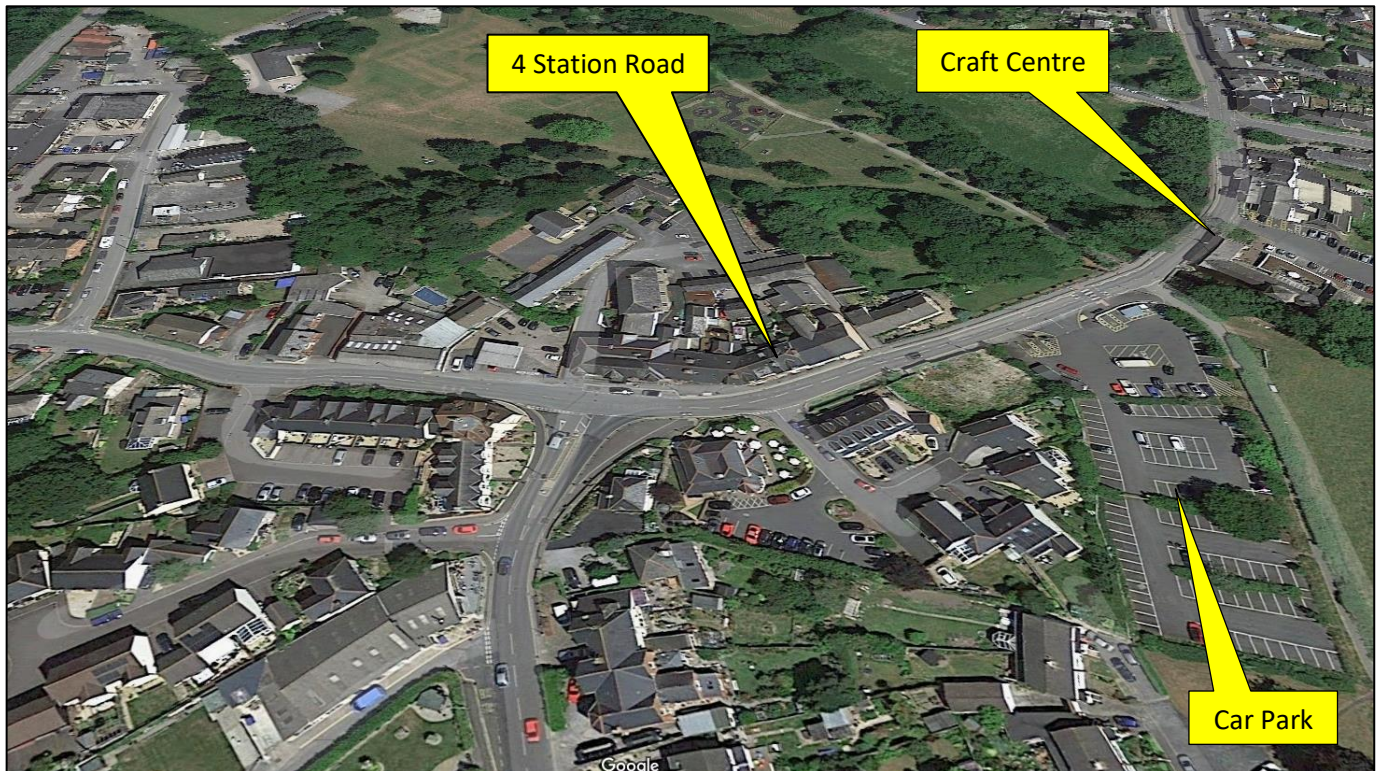
Residential EPC Summary



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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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Energy Performance Certificate Non-Domestic Building



4 Station Road
Bovey Tracey
NEWTON ABBOT
TQ13 9AL

Certificate Reference Number:
0020-1903-0331-2680-8074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ **95**

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	36
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	140.65
Primary energy use (kWh/m ² per year):	831.96

Benchmarks

Buildings similar to this
one could have ratings as
follows:

23

If newly built

68

If typical of the
existing stock