

FOR SALE

TOWN CENTRE RETAIL INVESTMENT PREMISES WITH REAR OFFICES FOR OCCUPATION OR DEVELOPMENT

Retail Unit of Approx. 54 sq.m (585 sq.ft) with Offices above and to the rear with separate access of 159.5 sq.m (1,717 sq.ft), so totalling 214 sq.m (2,302 sq.ft)

110 QUEEN STREET, NEWTON ABBOT, DEVON, TQ12 2EU



An opportunity to acquire the freehold of these prominent Retail Investment premises with Offices above and to the rear with vacant possession, either for occupation by the purchaser or could be let to increase the income. Alternatively, these areas could be converted into Residential Units, subject to Planning and Building Regulations approval. The property is therefore suitable for an owner occupier or investor / Developer.

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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 centre. 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 just a short walk from the town centre in one direction or the Main Line Railway Station in the other. 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.

The premises are centrally and prominently located fronting Queen Street, the main spine road running through the town offering a high degree of visibility. The property is convenient for a number of public car parks and the professional office area of Devon Square and St Pauls Road. The Ground Floor Retail Unit to the front is currently let to an Employment Agency, with the Offices which are accessed to the rear from Oak Place being vacated by the current owner. They comprise 2 separate buildings at the rear and then the first floor over the retail area. They are suitable for a purchaser to occupy themselves, let to increase the income, or possibly convert to a number of Residential Units subject to the necessary consents. The property would therefore suit an owner occupier or Investor / Developer.

ACCOMMODATION

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

GROUND FLOOR RETAIL UNIT

Accessed from Queen Street via a central recessed door to

Retail Area

9.00m x 4.95m (29'6" x 16'3") max

Double fronted shop front with recessed central glazed door. Glazed window display. Strip lighting and power as fitted. Entrance mat with laminate flooring. Shelving fitted to alcoves. 2 steps lead up to the rear area. Doorway to



Rear Office / Staff Room

3.06m x 2.83m (10'0" x 9'3") max

Strip lighting and power as fitted. Carpeted. To one end is a

Kitchen Area

Wall and base units with worktop and inset stainless steel sink unit with single drainer. Strip lighting.



Store Room

4.70m x 2.37m (15'5" x 7'9") max

Strip lighting and power as fitted. Shelving to alcove. Carpeted. Useful storage area. Door to rear Lobby with wash hand basin, rear fire escape and door to

Toilet

Low level WC suite.

REAR OFFICE BUILDINGS

Accessed from Oak Place via a Roller Shutter door into a

Loading Area

5.02m x 2.47m (16'6" x 8'1") max

Useful area with concrete floor. Strip lighting.

REAR OFFICE BUILDING

Ground Floor Office

4.92m x 3.28m (16'2" x 10'9") max

Window to loading area. Carpeted. Electric wall heater. Power and lighting as fitted.

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1st Floor Office / Boardroom 5.9m x 4.77m (19'4" x 15'8") max
Lovely room with vaulted ceiling and exposed beams. 2 feature exposed stone walls. Carpeted. Power and spot lighting as fitted.



First Floor Office 7.68m x 2.95m (25'2" x 9'8") max
2 windows to one side. HVAC wall mounted heating cooling unit. Carpeted. Strip lighting. Spot lights as fitted.



MIDDLE OFFICE BUILDING

Ground Floor Office / Store 7.86m x 3.90m (25'9" x 12'9") max
Window to side. Benching to 2 walls. Carpeted. LED strip lighting. Power as fitted. Wall mounted HVAC heating and cooling unit. Constructed within this area is a

Toilet

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

Kitchen Area

Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Tiled splashback. Power and lighting as fitted.

Stairs lead up to



FRONT OFFICE SUITE (OVER SHOP)

Kitchen 3.30m x 2.92m (10'10" x 9'7") max
Door from the rear Courtyard into Kitchen. Range of base units to 2 sides with worktop and inset stainless steel sink unit with single drainer. Cupboards below. Space for fridge. Vinyl floor. Strip lighting and power as fitted.

Toilet

Low level WC suite with wash hand basin.

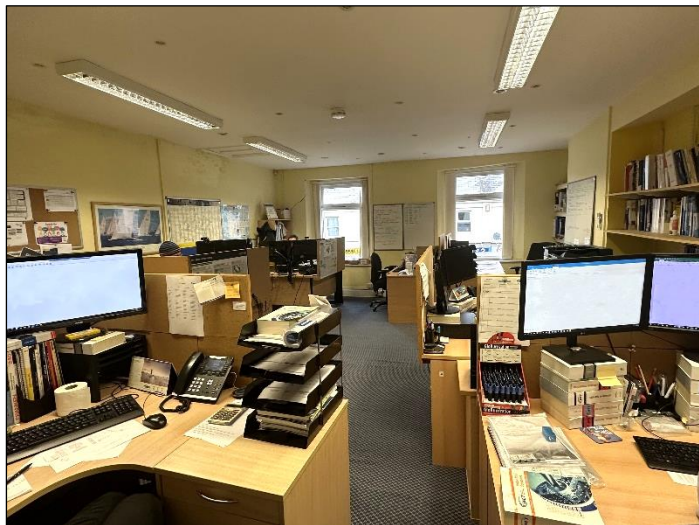
Office

7.38m x 5.37m (24'3" x 17'7") max
Large open plan office with 2 windows to the front overlooking Queen Street. Carpeted. Wall mounted HVAC heating and cooling unit. Lighting and power as fitted. Shelving fitted into the alcoves to one wall.

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Office No 2

4.93m x 2.19m (16'2" x 7'2") max

Window to rear. Benching to one wall as fitted. HVAC wall mounted heating and cooling unit. Strip lighting and power as fitted. Dado trunking to one wall.



EXTERNALLY

Currently the occupiers rent 5 car parking spaces from a property close by, which could be available to a purchaser if required. The rent is currently £150 per month in total for the 5 spaces. Full details are available from the agent.

SERVICES

We have been advised that mains water, drainage and electricity are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is available to download from the web site. The rating for the rear Offices is a C 65 and the Office over the Shop is E 111. The Shop is C 63.

BUSINESS RATES

Rateable Value: -	£7,900	(2017 Valuation list)
	£9,000	(2023 Valuation list)

We understand that a rates reduction of up to 100% could be available on the premises under the Small Business Rate Relief scheme for qualifying businesses. To see if you or the property qualify for this discount, please contact the Business Rates department at Teignbridge District Council (01626 361101)

TENANCY

The property is sold with the benefit of a simple licence agreement to Acorn Group Recruitment from the 23rd October 2012 for a period of 3 years and which has been renewed every three years since. The current term runs from the 23rd October 2021 until the 22nd October 2024 at a rent of £8,661 per annum. The Landlords are responsible for the external repairs and decorations with the tenants responsible for the internal repairs and decorations.

PRICE

Offers are sought in the region of £215,000 for the freehold of this substantial and well-located town centre premises with the benefit of the tenancy agreement on the Retail unit and vacant possession of the remainder. The premises are therefore suitable for either an owner occupier looking for town centre office space, or an Investor / Developer looking to develop the vacant space for Commercial or a possible Residential use, subject to consents.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0715)



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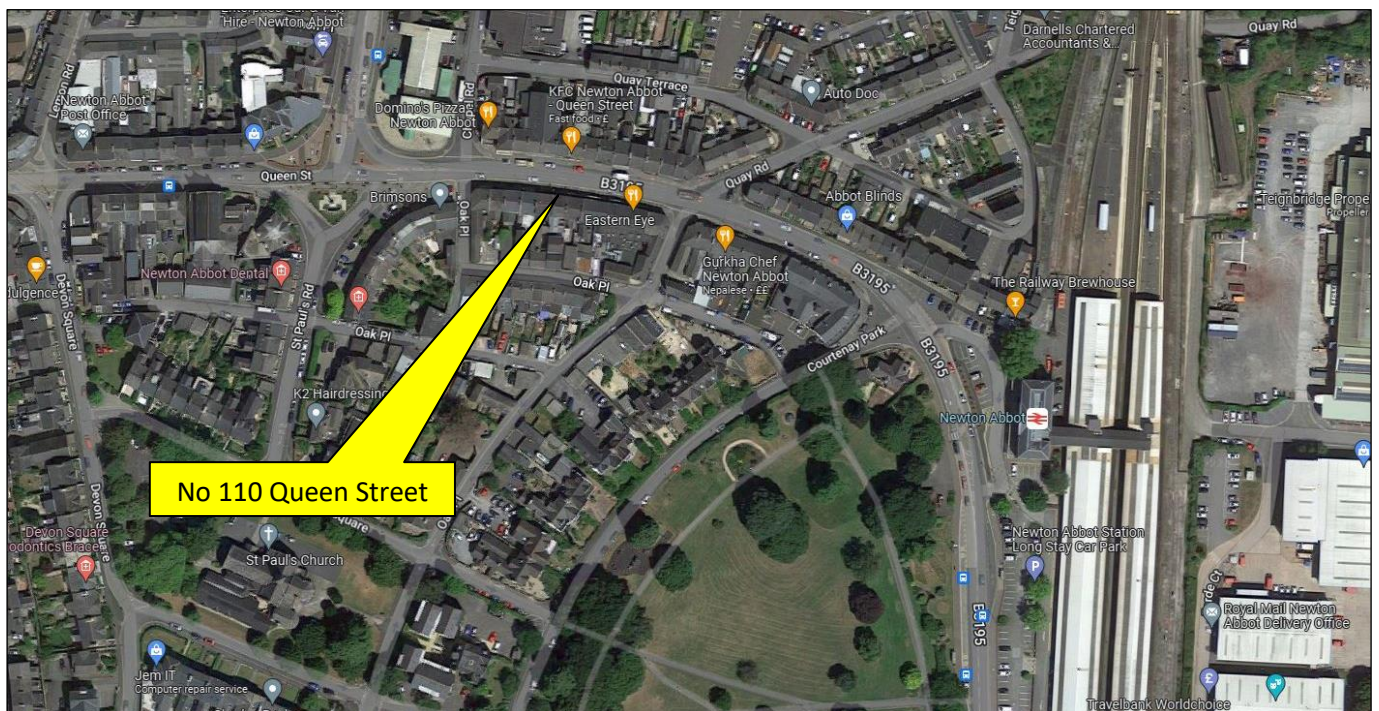
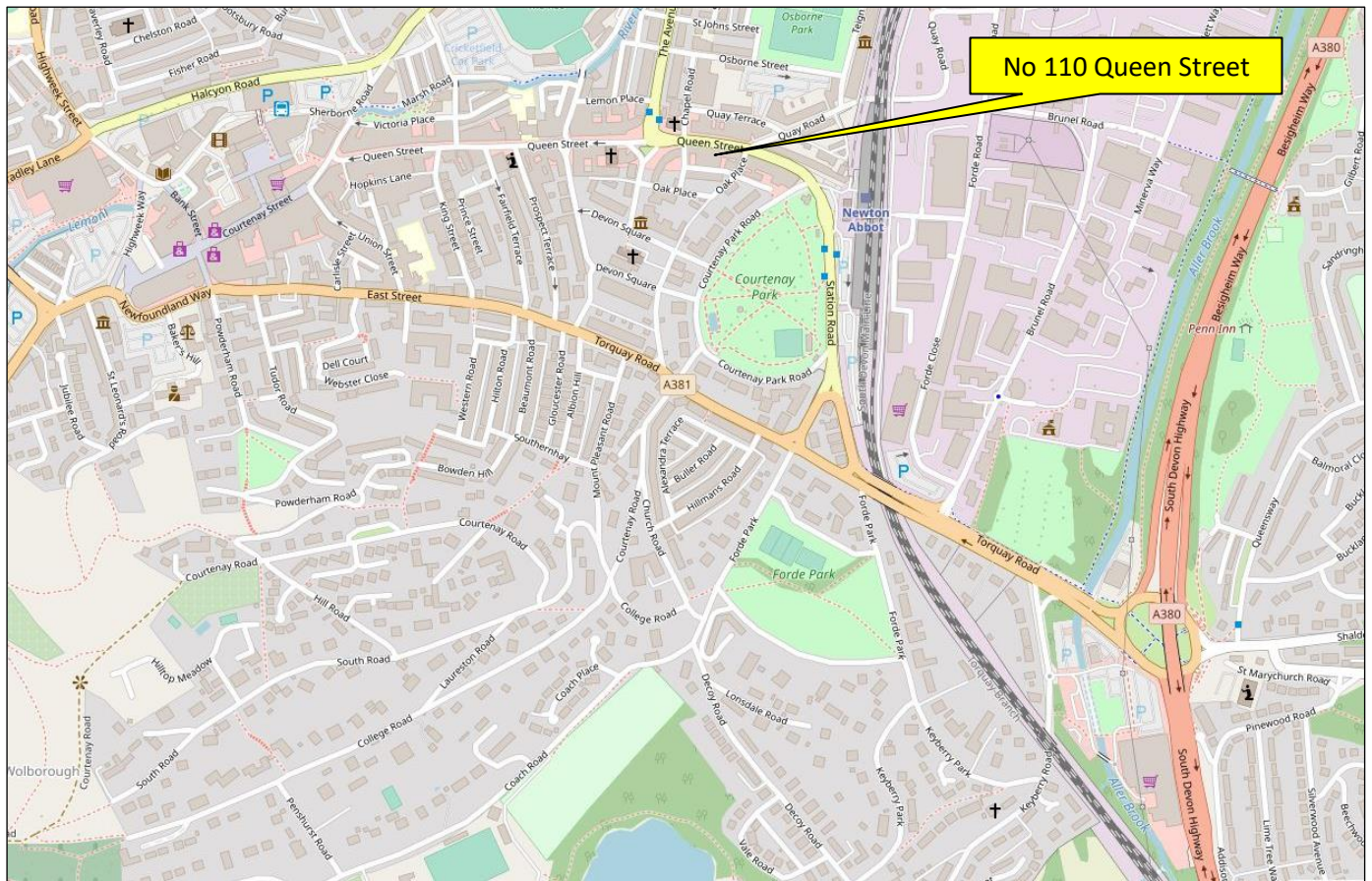
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.