

OFFICE
RETAIL
DEVELOPMENT

FOR SALE FREEHOLD

Stunning Grade II Listed Office Building in the sought after Devon Square
with Gardens, a rear Courtyard and Parking for up to 6 Cars

**Noon
Roberts** | 
PROPERTY CONSULTANTS



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Offers invited in excess of £400,000 Freehold – Grade II Listed town centre Office building
Refurbished Office building of 176 sq.m (1,895 sq.ft) with parking for up to 6 Cars
20 Devon Square Newton Abbot Devon TQ12 2HR

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. This is significantly enhanced in the summer by visitors from the nearby coast at Teignmouth, Torquay plus the Dartmoor National Park. Newton Abbots main line railway station is just a short walk through Courtenay Park

Devon Square and St Pauls Road are the principle office areas in Newton Abbot with a number of professional occupiers plus Medical users such as Dentists and Chiropractors. The building is in a mixed terrace of Commercial and Residential buildings, benefitting from a garden to the front, a paved courtyard to the rear and parking for 4 – 6 cars accessed from the rear service road. The building was recently refurbished and now offers spacious, characterful and well-appointed office accommodation over 3 floors with basement storage. The premises are therefore suitable for a wide variety of commercial users, plus also offer the potential for a conversion back to a Residential dwelling, subject to obtaining the usual consents.

ACCOMMODATION

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

GROUND FLOOR

55.9 sq.m (602 sq.ft) max

Approached from Devon Square with lawned area to one side

Entrance Hallway

Wide period door with arched window over into an entrance hall. Radiator. Spot lighting. Period plaster moulding. Doors to

Office No.1

7.98m x 4.93m (26'2" x 16'2") max

A lovely light and airy room with large windows to the front and further window to the rear. Moulded plaster cornice. Radiators as fitted. Dado trunking to 3 walls for power and data. LED lighting. Carpeted. Could be subdivided into 2 rooms if required. Entry Phone system.

Kitchen

3.97m x 3.55m (13'0" x 11'8") max

Window to side plus glazed door to rear courtyard. Range of wall and base units with worktop and inset stainless steel sink and single drainer. Space for fridge under. Glow Worm gas central heating boiler.

Store Room

2.06m x 1.21m (6'9" x 3'11") max

Useful walk in storage cupboard. Shelving as fitted. LED lighting. Altro flooring.

Toilet

Low level WC suite with pedestal wash hand basin. Hot WC suite. Window with blinds. Altro flooring.

Inner Hallway

From the inner hall a side door leads to the rear courtyard and parking.



FIRST FLOOR

60.3 sq.m (679 sq.ft) max

Half landing with doors leading to

Toilet

Low level WC suite and wash hand basin. Radiator. Window with blinds. Altro flooring.

Server Room

2.49m x 1.46m (8'2" x 4'9") max

Window. Vinyl flooring. Power and light as fitted.

Shower Room

Panelled bath with shower attachment. Wash basin. Toilet. Window. Radiator. Carpeted.

Office No.2

4.11m x 3.74m (13'6" x 12'3") max

Light and airy room with windows to 2 elevations overlooking the rear courtyard and parking area. Dado trunking for power and data. Radiator. Carpeted. LED lighting.

Office No.3

4.53m x 3.94m (14'10" x 12'11") max

Large window to the rear overlooking the courtyard and car park area. Dado trunking to 3 walls for power and data. Radiator. Carpeted. LED lighting.

Office No.4 / Boardroom

6.74m x 3.89m (22'1" x 12'9") max

Spacious room with 2 large windows to the front overlooking the church grounds and beyond. LED lighting. Carpeted. 2 Radiators. Moulded plaster cornice. Can be opened up into Office No 3 via a set of sliding doors between the two rooms to create a large open plan room.

SECOND FLOOR

35 sq.m (377 sq.ft)

Stairs lead up from the first floor to a landing with doors to

Store Room

4.32m x 1.73m (14'2" x 5'8") max

Walk in store room or possible Office / Hot desk. Velux Window. Carpeted. LED lighting. Power as fitted.

Office No 5

6.53m x 4.24m (21'5" x 13'11") max

2 windows to front. Carpeted. Radiator. Light and airy room with open views. Dado trunking to one wall.

BASEMENT

22 sq.m (237 sq.ft)

Stairs from the Ground Floor hallway lead down to

Storage Area

5.49m x 4.01m (18'0" x 13'2") max

Useful storage area. Concrete floor. Power and light as fitted. 2 radiators. Divided into 2 areas.

EXTERNALLY

To the front of the property is a lawned area with pathway to one side. To the rear is a pleasant paved courtyard with landscaped area. Steps then lead up to a private level car park which is accessed off of a rear service road with space for 4 – 6 cars.



Office No 2



Office No 3



Office No 4 / Boardroom

PRICE AND TENURE

Offers are sought in excess of £400,000 for the freehold with vacant possession of this well-presented Grade II Listed Office building with potential for a residential conversion to a large family home, subject to all necessary consents.

COMMERCIAL EPC

A commercial EPC has been requested, a full version is available to be downloaded from the web site. The rating is: E 107

VAT

We understand that VAT is not payable on the rent on this occasion.

RATES

We have obtained the following figures via the VOA Web Site: -

Rateable Value £19,750 (2023 Valuation List)

Please contact the Business rates Department at Teignbridge District Council for further information or for the business Rates payable. (01626 361101)

SERVICES

We understand mains water, drainage, gas and electricity are available to the premises. The central heating is a gas fired system.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0730)

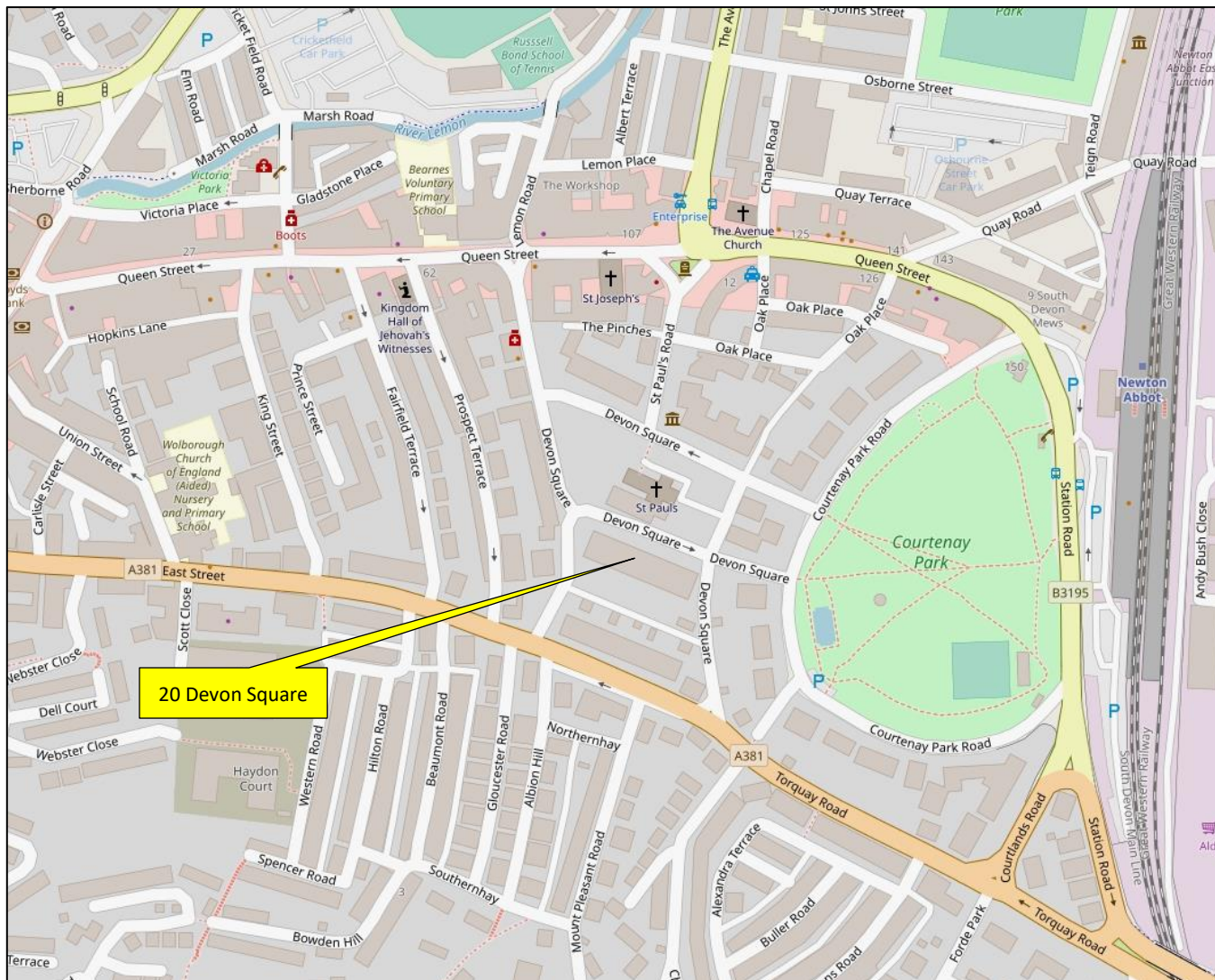


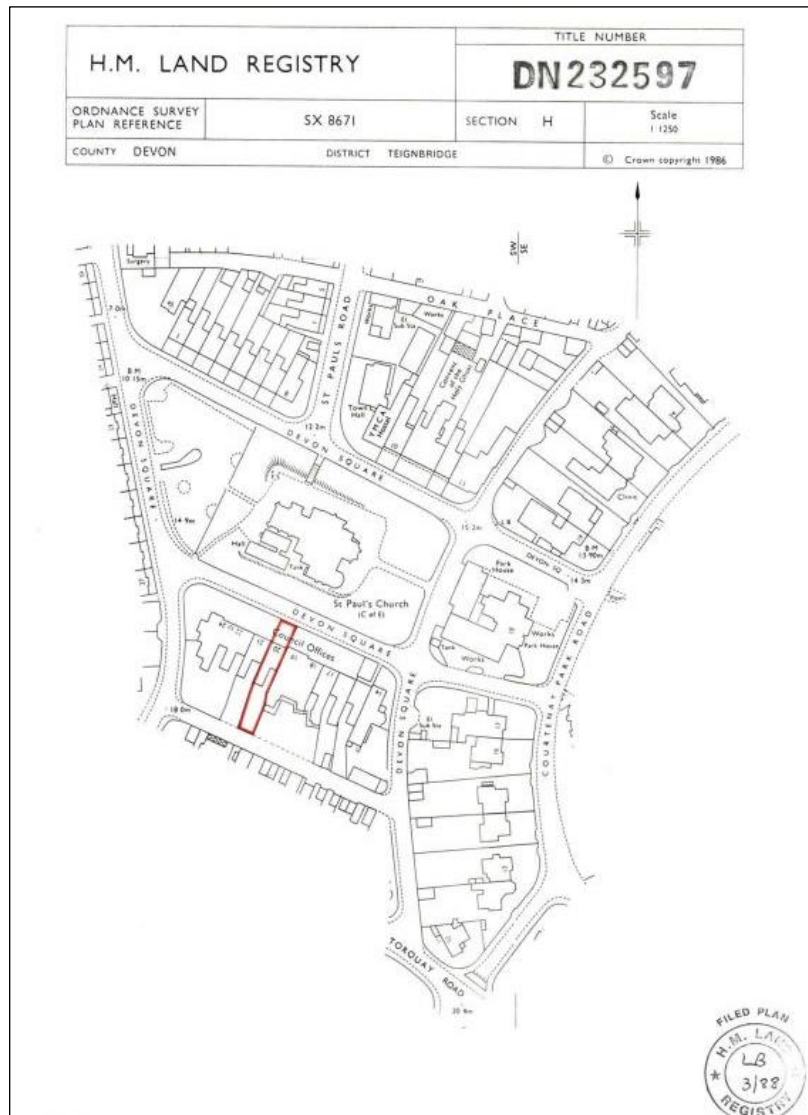
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Energy performance certificate (EPC)

20 Devon Square
NEWTON ABBOT
TQ12 2HR

Energy rating
E

Valid until: 1 April 2033

Certificate number: 2878-5040-8748-7895-5928

Property type

Offices and Workshop Businesses

Total floor area

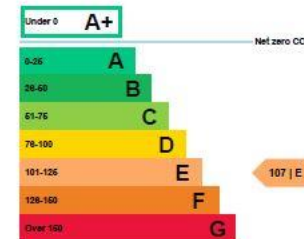
237 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is E.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

116 | E

Properties are given a rating from A+ (most efficient) to G (least efficient).

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