

OFFICE
INDUSTRIAL
RETAIL

TO LET

PROMINENT MAIN ROAD RETAIL / OFFICE PREMISES WITH GOOD FRONTAGE IN CONVENIENT LOCATION

Totalling approximately 54 sq.m (585 sq.ft)

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



A new lease is available on this well fitted Retail / Office premises prominently located fronting Queen Street, the main arterial route through the town leading up from the mainline railway station. The premises are currently arranged as offices at the front with staff / interview room to the rear with a kitchenette, store and toilet. The premises would suit a variety of potential users, subject to all consents.

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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 premises are located on the Ground Floor having previously been occupied by an employment agency, but is suitable for a wide variety of potential users.

ACCOMMODATION

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

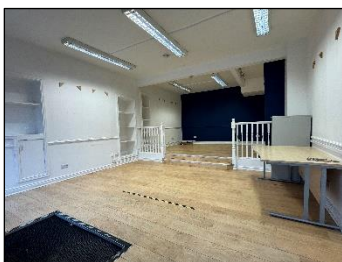
Accessed from Queen Street via a central recessed door to

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



Kitchen Area

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



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

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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

Wash hand basin. Fire escape door to rear.

Toilet

Low level WC suite.

LEASE

A new 6 year effective FRI lease is available with a rent review at the midway point. A tenant only break clause could also be incorporated at the end of the third year by negotiation, providing for 6 months prior written notice. A 3 months rent deposit will be required, full details on request from the sole agents.

RENT

A rent of £9,950 per annum is sought for this well located and prominent Retail / Office premises.

VAT

We understand that VAT will not be payable on the rent.

BUSINESS RATES

Rateable Value: - To be assessed

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101) for further information.

COMMERCIAL EPC

An EPC has been obtained and is available on request, or can be downloaded from the web site. The Rating is : - C 63

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords properly incurred legal cost and administrative costs, including abortive costs for the setting up of the new lease.

VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0788)



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30/01/2024, 12:41 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

110 Queen Street NEWTON ABBOT TQ12 2EU	Energy rating C	Valid until: 8 January 2033 Certificate number: 8812-6150-8778-4057-3848
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Property type: Offices and Workshop Businesses
Total floor area: 67 square metres

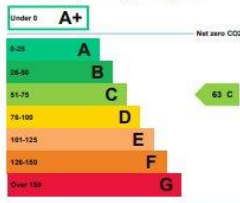
Rules on letting this property

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

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	42 B

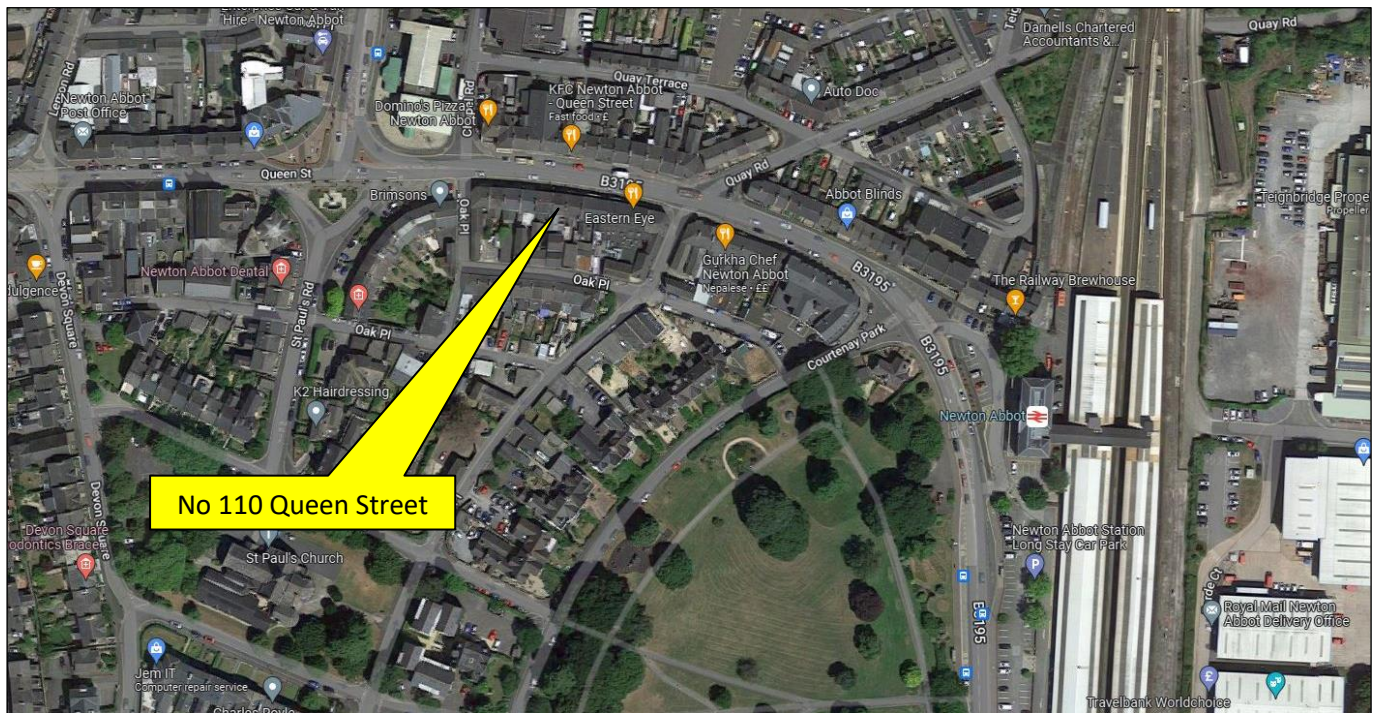
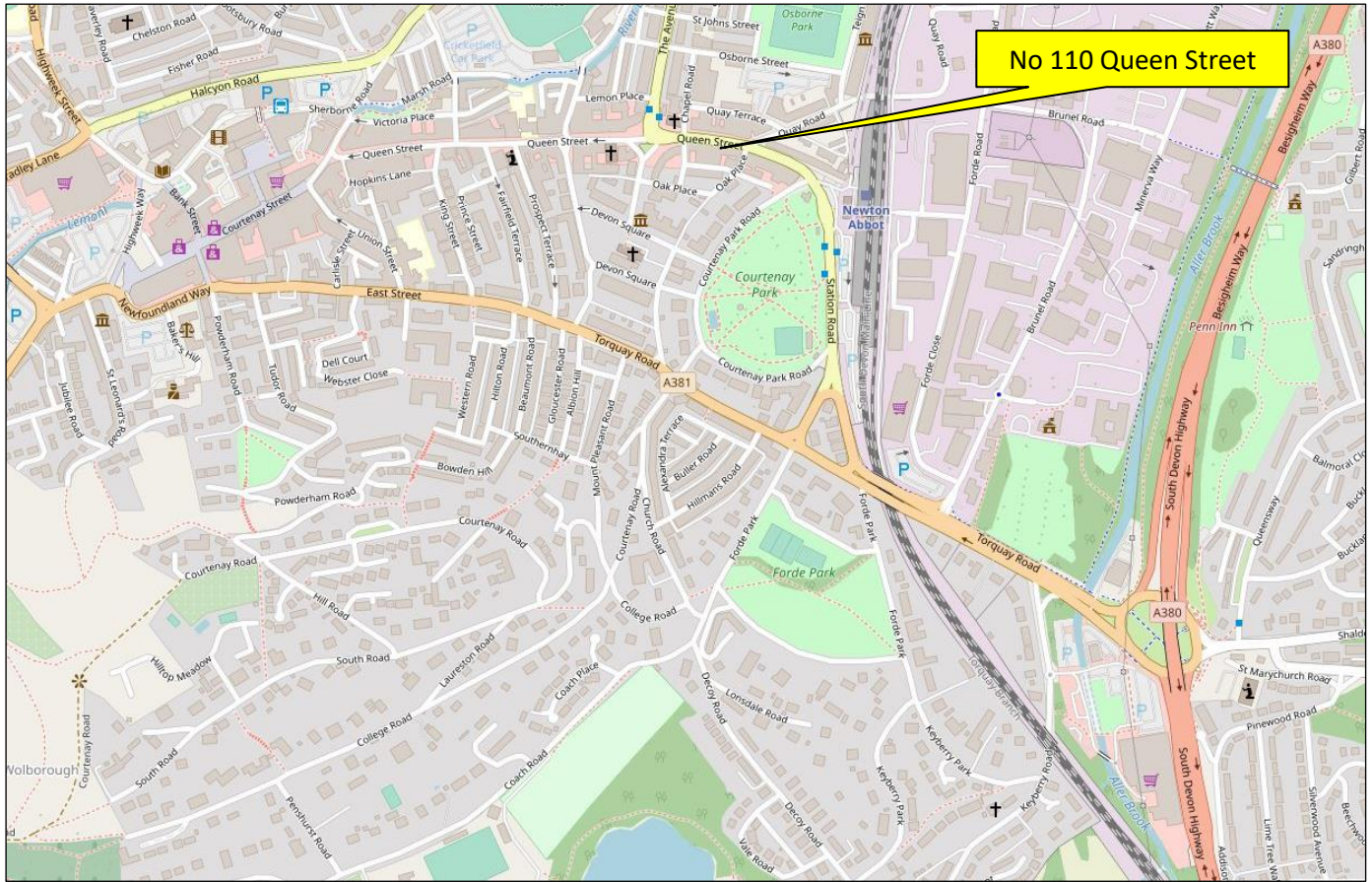
<https://find-energy-certificate.service.gov.uk/energy-certificate/8812-6150-8778-4057-3848?print=true> 1/2



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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.