

TO LET

OFFICE / RETAIL PREMISES WITH OFFICES ABOVE AND PARKING FOR UP TO 4 - 6 CARS AT THE REAR

63 sq.m (678 sq.ft) on Ground Floor with some 40 sq.m (430 sq.ft) on First Floor
so totalling some 103 sq.m (1,108 sq.ft) with Parking for up to 4 - 6 cars

**145 QUEEN STREET, NEWTON ABBOT
DEVON, TQ12 2BN**



An opportunity to enter into a new lease of the above retail / Office premises with 3 further offices above in a convenient and visible town centre location with a large car park at the rear capable of accommodating up to 4 – 6 cars. The town centre is within easy walking distance, as is the mainline railway station. The premises would suit a wide variety of users, subject to the usual consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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.

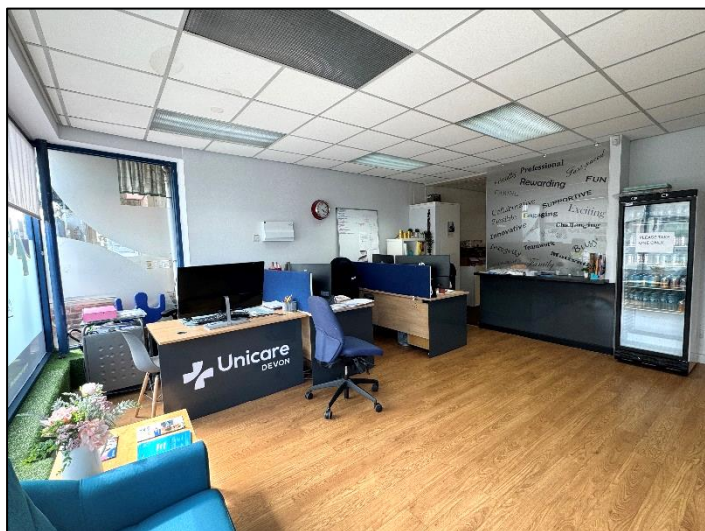
The premises are centrally and prominently located fronting one of the main spine roads running through the town offering a high degree of visibility for any occupier. The property is convenient for a number of public car parks and the professional office area of Devon Square and St Pauls Road. Due to its retail frontage on to the busy Queen Street thoroughfare the premises would ideally suit a local professional firm seeking to gain a better presence in this busy market town, or for a retail user who would like the benefit of a main road frontage with offices above and ample car parking to the rear. The premises would therefore suit a wide variety of potential users, subject to the usual consents.

ACCOMMODATION

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

Office / Retail Area No1 5.79m x 5.34m (19' 0" x 17' 6") max

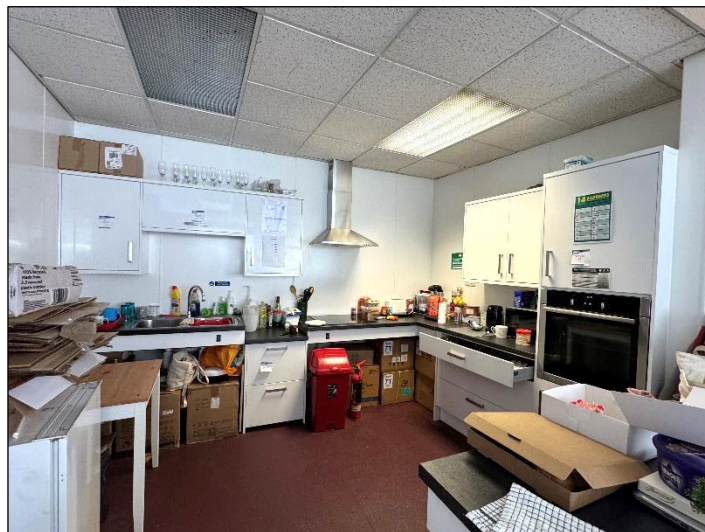
A full width aluminium shop front with deep glazed display area and glazed entrance door off Queen Street. Suspended ceiling with integrated strip lighting. Glazed panel and walkway to kitchen / staff room behind. Power and data points as fitted. Radiator. Vinyl plank flooring.



Staff Room / Kitchen 3.66m x 3.40m (12' 0" x 11' 2") max

Glazed panel and opening to the front office. Range of wall and base units, some with electric rise and fall facilities. Worktop with inset twin bowl stainless steel sink unit with single drainer. Space for fridge. Electric halogen hob and electric oven. Radiator. Suspended ceiling with integrated strip lighting. Power and data points as fitted. Vinyl plank flooring.

Inner hallway with door to car park and doors to



Office No 3 3.65m x 3.35m (11' 11" x 10' 11") max

Window to side. Radiator. Laminate floor. Strip lighting. Power as fitted.

Rear Wet Room 3.46m x 2.07m (11' 4" x 6' 9") max

Currently fitted out as a wet room with accessible shower, wash basin and WC suite. Altro flooring. Gas fired wall mounted Baxi central heating boiler. Radiator.

FIRST FLOOR

Half Landing with doors to

Second Kitchen Area 4.10m x 3.35m (13' 5" x 11' 0") max

Worktop with inset stainless steel sink unit with single drainer. Cupboards under. Space for fridge. Window. Doors off to

Ladies Toilet

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

Gents Toilet

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

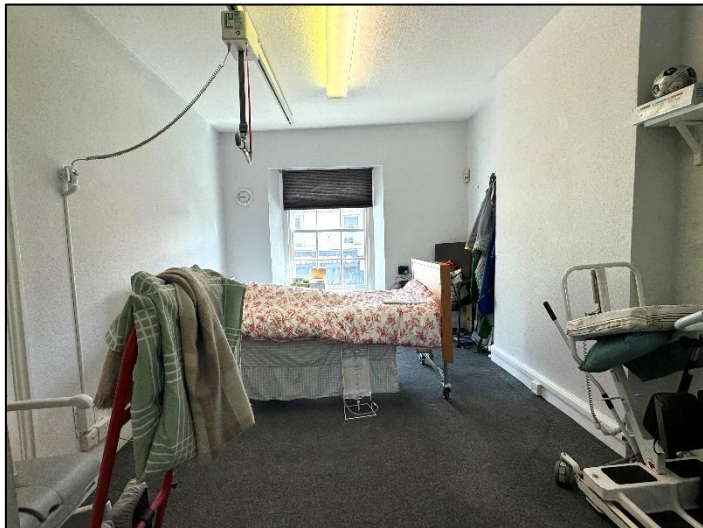
T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

Office No 4 **3.12m x 2.41m (10'3" x 7'10") max**
Large window to the front. Radiator. Strip lighting. Carpeted.
Power and data as fitted.

Office No 5 **4.20m x 3.20m (13'9" x 10'6") max**
Large window to the front. Radiator. Strip lighting. Carpeted.
Power and data as fitted. Currently opened out into the rear Office
but could be sub divided again if required.



Office No 6 **4.13m x 2.97m (13'6" x 9'9") max**
Large window to the rear. Radiator. Strip lighting. Carpeted.
Power and data as fitted.



EXTERNALLY

To the rear of the premises and accessed from a rear service road is a car parking area with space for up to 4-6 cars. (The owners will retain the use of 1 car parking space on the rear courtyard area from 5.00pm)



LEASE

A new 6 year lease is available with a rent review and break clause at the end of the third year. The landlord will be responsible for external repairs and decorations with the tenants responsible for internal repairs and decorations. The lease will be contracted outside of the Landlord and Tenant Act.

RENT

A rent of £12,950 pax is sought for these well located premises with the benefit of a large rear car parking area.

SERVICES

Mains water, drainage, gas and electricity are available.

RATES

Rateable Value: - £ 9,800.00 (2023 Valuation)
We understand that a rate reduction of up to 100% may be available under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs in setting up the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a copy is available to download from the web site. The rating is: - D 89

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0160)



Tel. **01392 691007**

Mob. **07831 273148**

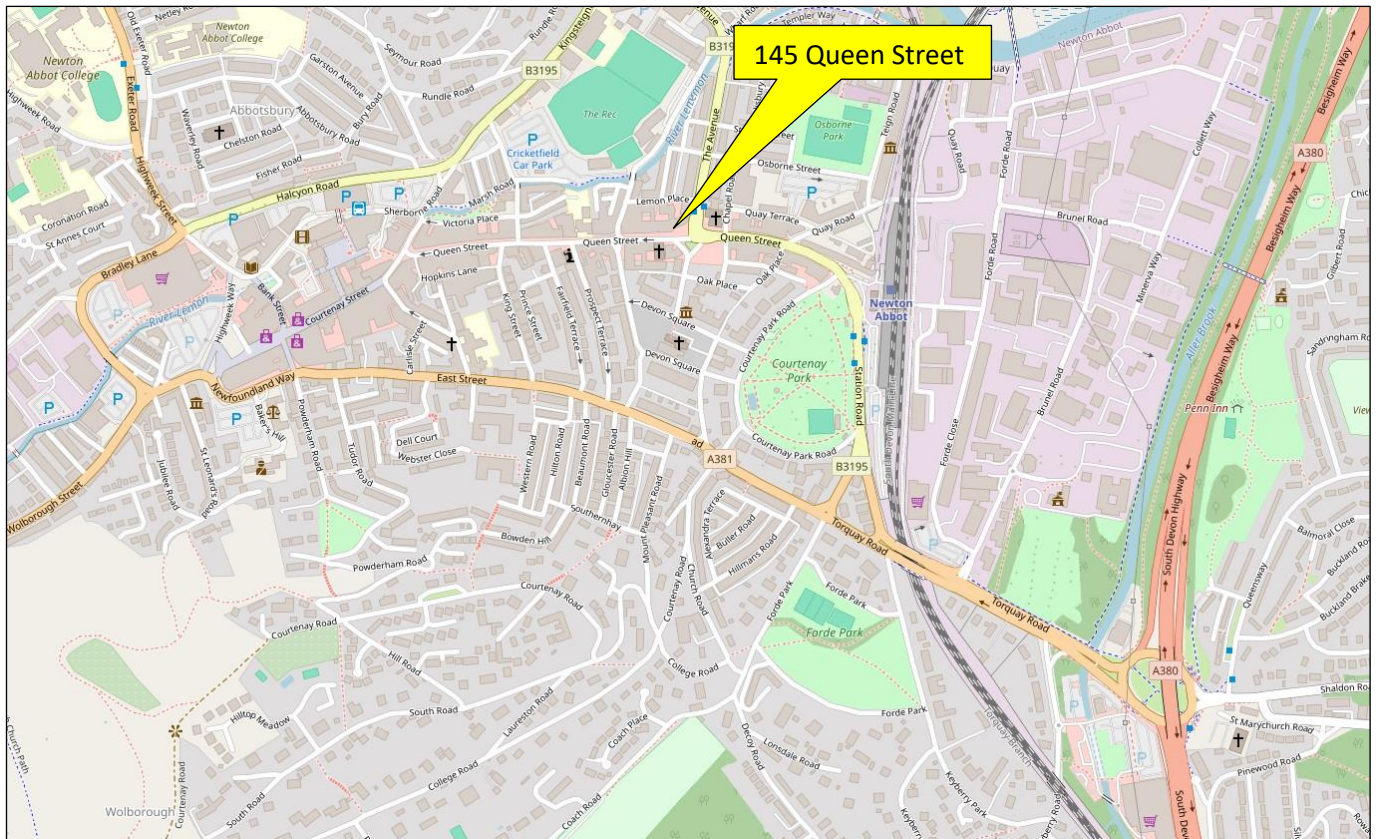
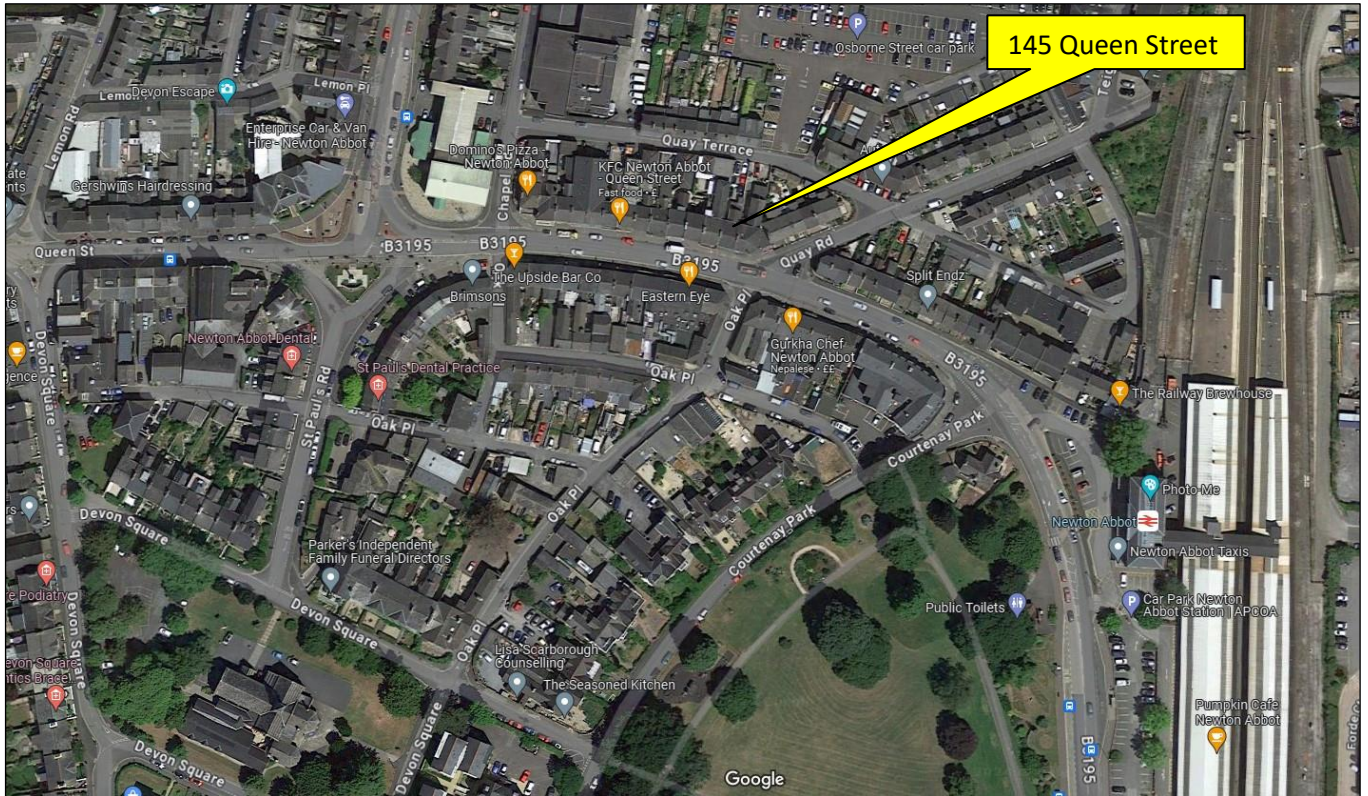
Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Noon Roberts
4 Northleigh House
Thorverton Road, Matford,
Exeter, Devon, EX2 8HF

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

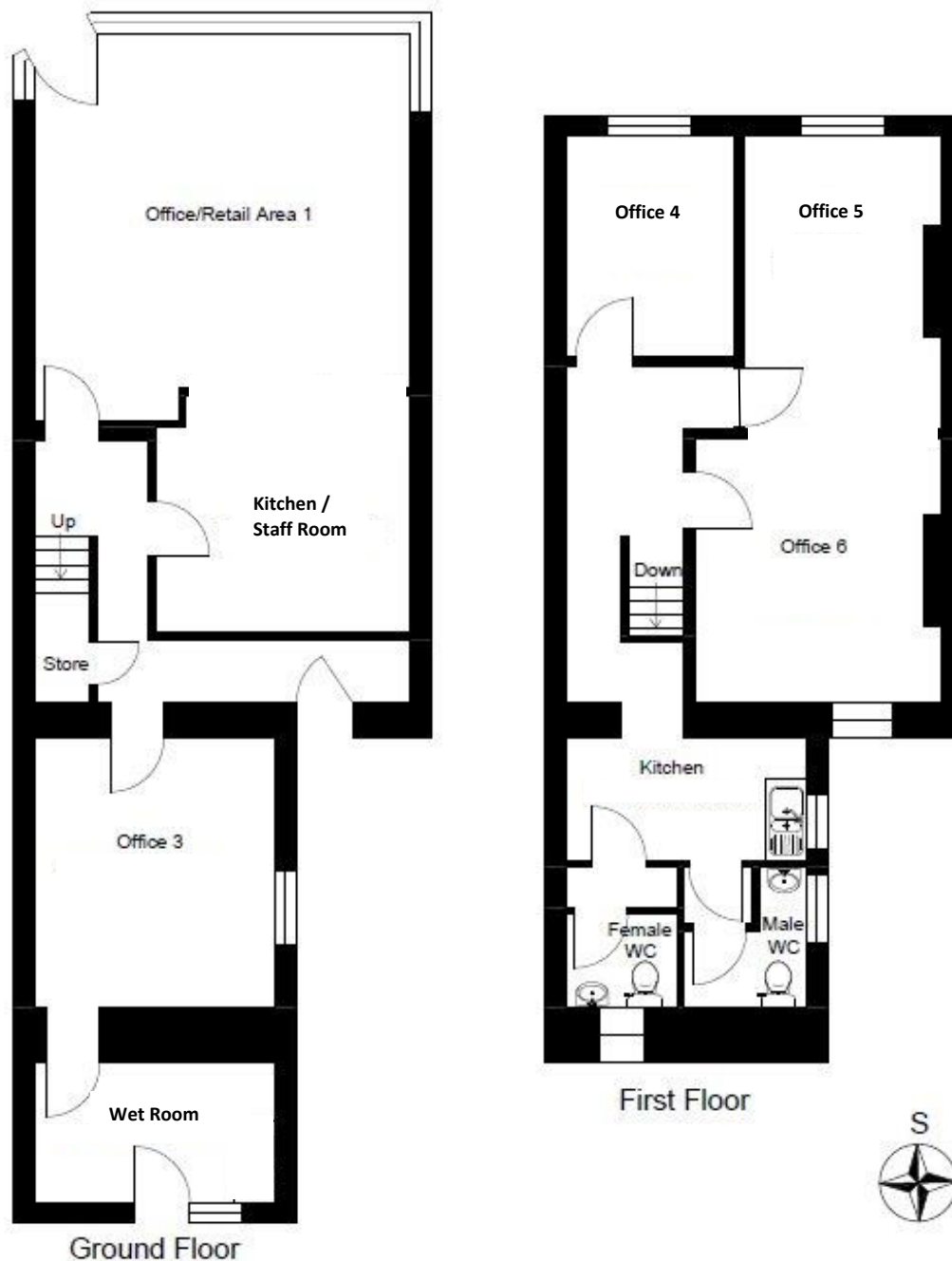
Tel: 01392 691007

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

145 Queen Street, Newton Abbott, TQ12 2BN



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.