

INDUSTRIAL

OFFICE

RETAIL

Noon
Roberts



PROPERTY CONSULTANTS

TO LET

TOWN CENTRE BUSINESS UNIT ON 2 FLOORS WITH 2 RESERVED CAR PARKING SPACES

Totals approximately 110 sq.m (1,186 sq.ft) on Ground and First Floors

UNIT 2 SALISBURY HOUSE, SALISBURY ROAD NEWTON ABBOT, DEVON, TQ12 2DF



A unique development of just 6 conveniently located 2 storey Business Units in the centre of Newton Abbot, just off of The Avenue, offering flexible space ideally suited to Light Manufacture / Office or Trade Counter users. Easy access is offered to the town centre and the A380 dual carriageway linking Exeter and the M5 motorway to Torquay and Torbay plus the A38 dual carriageway to Plymouth. The unit would suit a variety of potential users.

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SITUATION AND DESCRIPTION

The premises comprise a block of 6 units constructed in the 1980's in a prominent and convenient location in Salisbury Road, just off of The Avenue in the centre of the town, being the spine road linking Torquay and the A380 dual carriageway to Exeter with Heathfield and the A38 dual carriageway to Plymouth. Newton Abbot town centre is within easy walking distance with the Pen Inn roundabout approximately 1 mile away providing access to the A380 dual carriageway which links with the M5 motorway at Exeter to the north and Torquay, Paignton and Torbay to the south. Adjoining occupiers include light manufacture and trade counter / office users.

The units have been constructed to a good standard with windows on both the front and rear elevations at first floor level. Vehicular access is to the rear with electric roller shutter doors with internal glazed up and over doors. The ground floor is a concrete floor. The unit benefits from 2 reserved car parking spaces in the rear courtyard area.

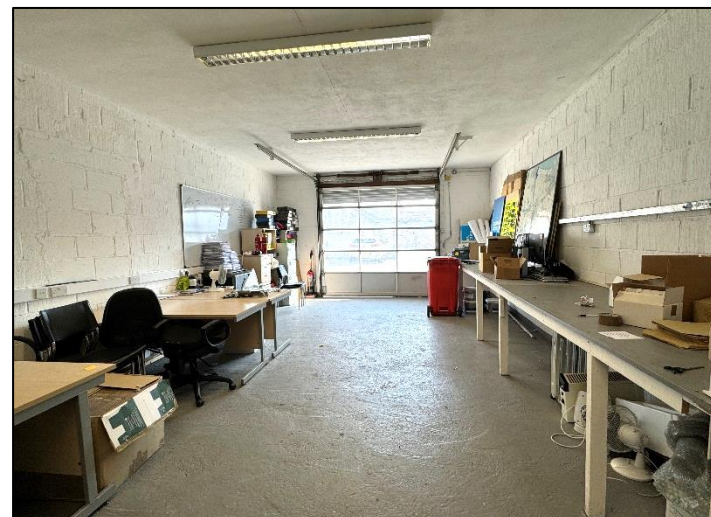
ACCOMMODATION

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

Workshop

9.18m x 4.91m (30'1" x 16'1") max

Pedestrian door within the glazed frontage or from the rear via an electric roller shutter door with inner glazed up and over door giving vehicular access. Strip lighting and power points. Benching to one wall with inset stainless steel sink and single drainer.



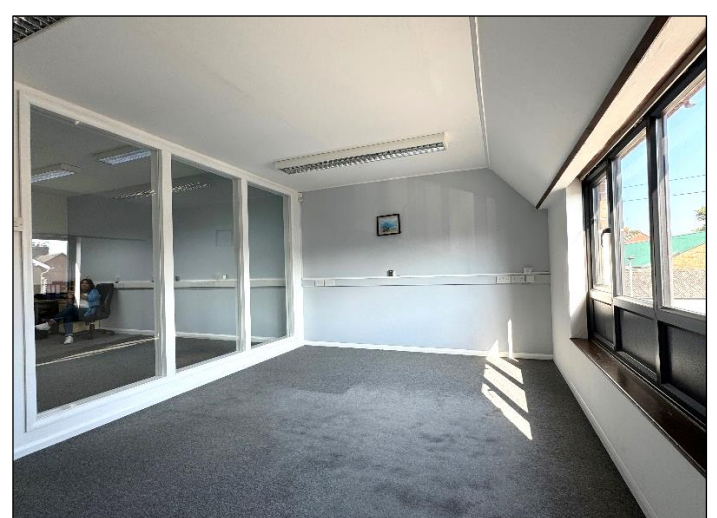
Ground Floor Toilet

Low level WC with wash basin and electric water heater.

First Floor

9.02m x 4.91m (29'7" x 16'1") max

Staircase from the inner hallway to first floor. Windows to the rear overlooking the rear courtyard providing good natural light. Translucent roof lights. Strip lighting and power points as fitted. Currently divided into 2 offices with internal glazed panel giving natural light to both offices.



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First Floor Toilet

Low level WC with wash hand basin and electric water heater.

EXTERNALLY

The unit has 2 reserved car parking spaces.

LEASE AND RENT

A rent of £11,950 per annum is sought for a new 6 year FRI lease, contracted outside of the landlord and tenant act, with a rent review at the end of the third year. A break clause can also be incorporated at the end of the 3rd year if required.

SERVICES

Mains water, drainage, gas and electricity are available.

RATES

Ground Floor Rateable Value:- £4,300 (2023 Valuation list)

First Floor Rateable Value:- £5,500 (2023 Valuation list)

We understand that up to 100% Business rates Relief could be available for this property. To see if you or the property qualify for this discount, please contact the Business rates Department of Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal costs, including abortive costs.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC summary has been obtained, a full copy can be downloaded from the web site. The rating is :-

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0811)



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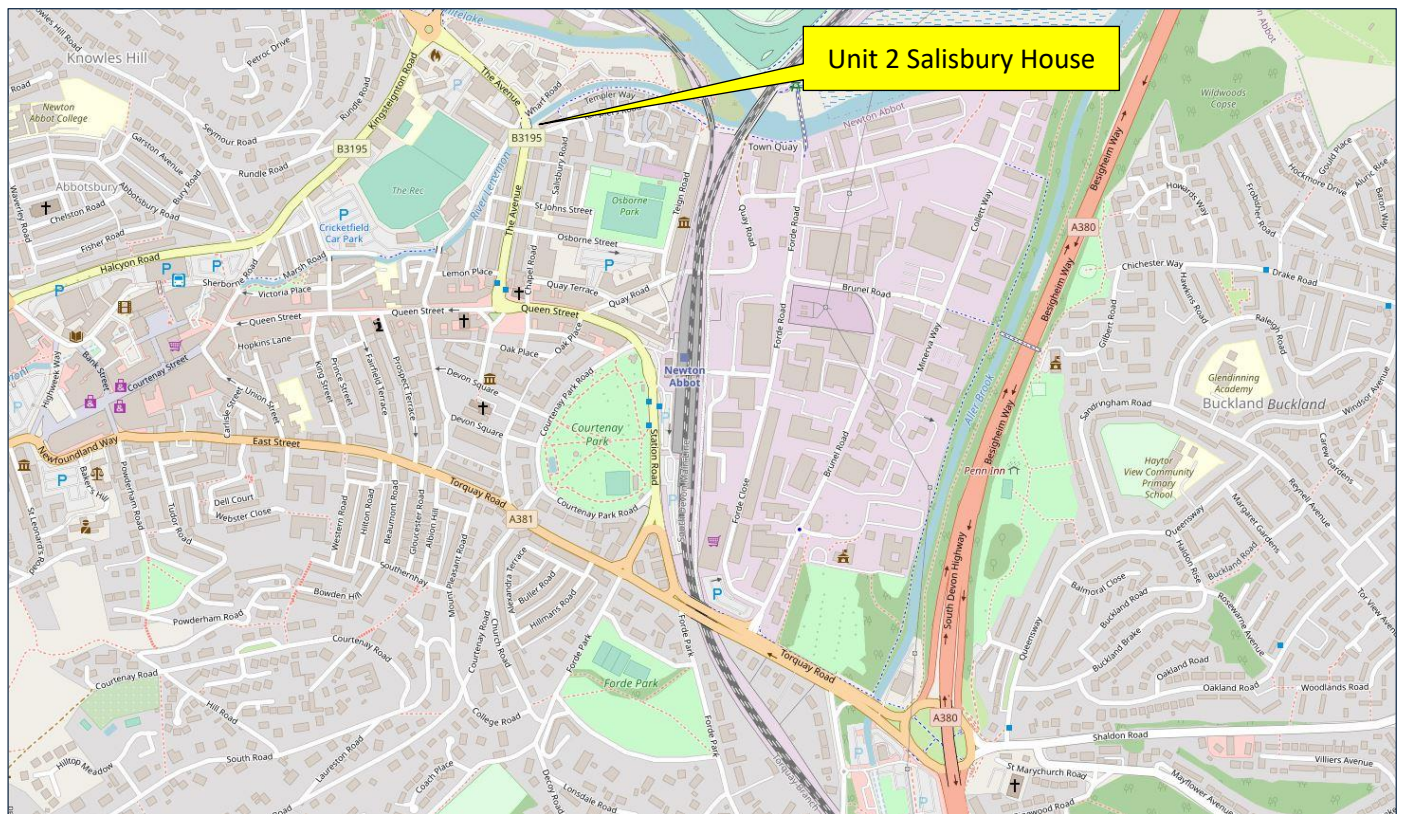
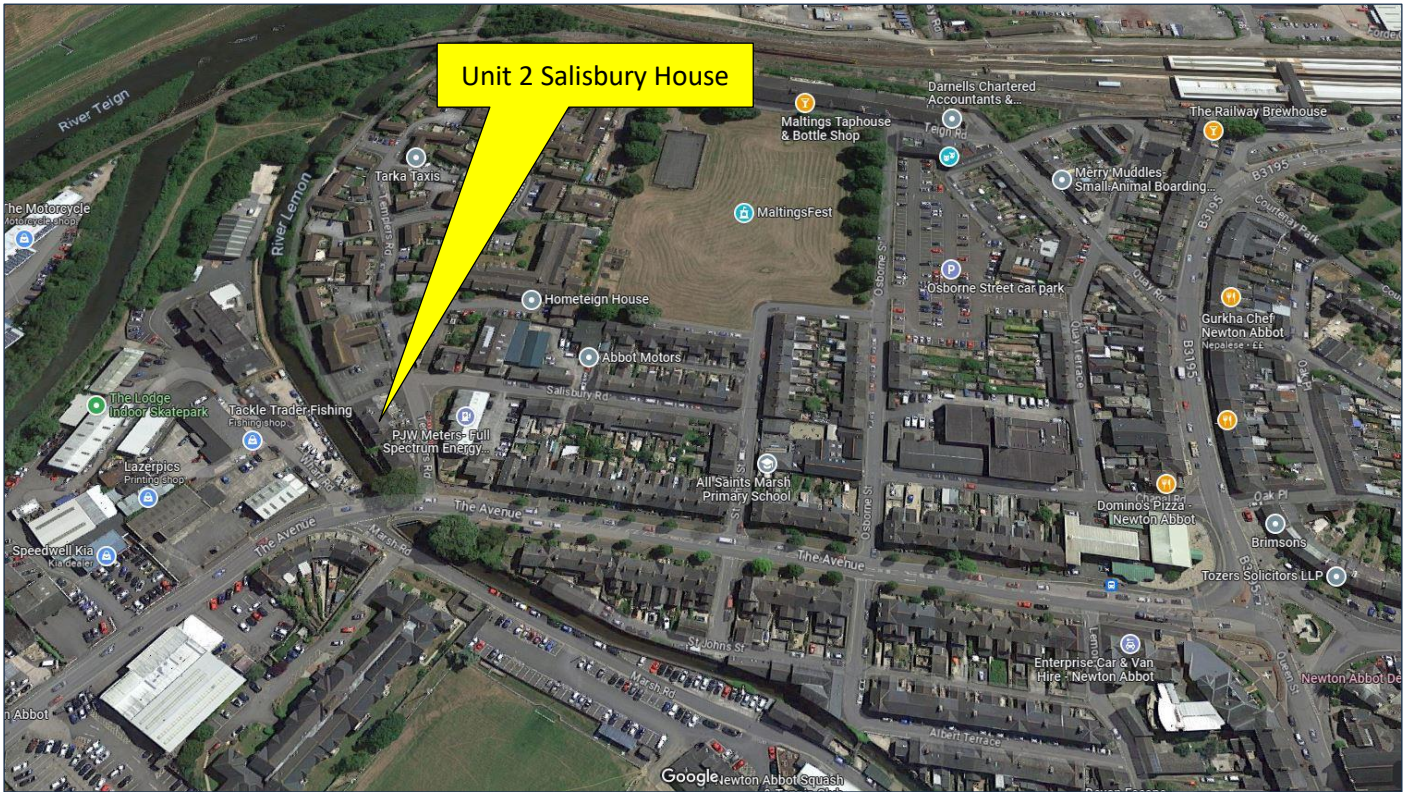


Awaiting EPC

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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.