

CAFÉ
OFFICE
RETAIL

TO LET

PROMINENT TOWN CENTRE CAFÉ PREMISES WITH GOOD FRONTAGE IN CONVENIENT LOCATION

Totalling approximately 66 sq.m (708 sq.ft)

**NO 5 BRIDGE HOUSE, SHERBORNE ROAD
NEWTON ABBOT, DEVON, TQ12 2QX**



Formerly known as Christinas, this prominent and well fitted Café premises are centrally located on the corner of Courtenay Street and Sherbourne Road in the centre of Newton Abbot, just off the prime retail area of Courtenay Street and Queen Street and fronting a large public car park. The premises have traded as a café and take away for many years including having a delivery service to local offices and factories.

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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 12½ 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 coastal towns of Teignmouth, Torquay and Torbay.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are prominently located in a busy retail area directly opposite one of the main shopper's car parks in the town. Bridge House fronts both Sherborne Road and Courtenay Street, which is the prime retail area of Newton Abbot. The premises have traded for many years as Christinas operating as a café, take away for sandwiches etc, plus also operated a local delivery service to commercial clients. The premises have a well fitted kitchen, and are ready for a business to occupy and hit the ground running.

ACCOMMODATION

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

Retail / Café Area **9.57m x 5.33m (31'4" x 17'6") max**
Prominent frontage to Sherborne Road with a return to Courtenay Street. Recessed pair of glazed entrance doors. Currently fitted out with a café area with 16 covers plus a retail and take away counter. To the rear of the counter is a fully fitted kitchen area with electric 4 ring hob, extractor, double fryer, hot cupboard, fridge, coffee machine and grinder, stainless steel benching, 2 microwave ovens, 3 chest freezers, 2 upright fridges and a dishwasher. Suspended ceiling with integrated strip lighting.



Preparation Area **3.16m x 2.18m (10'4" x 7'2") Max**
Fitted sinks with benching to 2 sides.



Storage Area **7.10m x 1.10m (23'3" x 3'7") max**
Useful storage area with shelving as fitted. Door to rear yard area.



Toilet

WC Suite with wash hand basin.

LEASE

A new 6 or 10 year effective FRI lease is available with a rent review at the midway point. A tenant only break clause could also be incorporated by negotiation, providing for 6 months prior written notice. Full details are available on request.

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RENT

A rent of £12,000 pax plus VAT is sought with a premium for the fixtures and fittings of £20,000 plus VAT. A service charge of approx. £700 pa plus VAT is payable for the maintenance of the building and common services, plus £245.58 plus VAT for the buildings insurance.

BUSINESS RATES

Rateable Value: - £8,100 (2023 valuation)

We understand that qualifying businesses will 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 55

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 (0812)



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19/08/2024, 12:39 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

5 Bridge House Courtenay Street Newton Abbot TQ12 2QS	Energy rating C	Valid until: 2 September 2032
		Certificate number: 0500-4504-3382-5378-2274

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area: 68 square metres

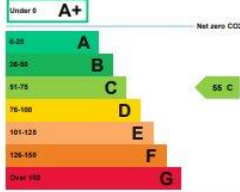
Rules on letting this property

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	17 A
If typical of the existing stock	68 C

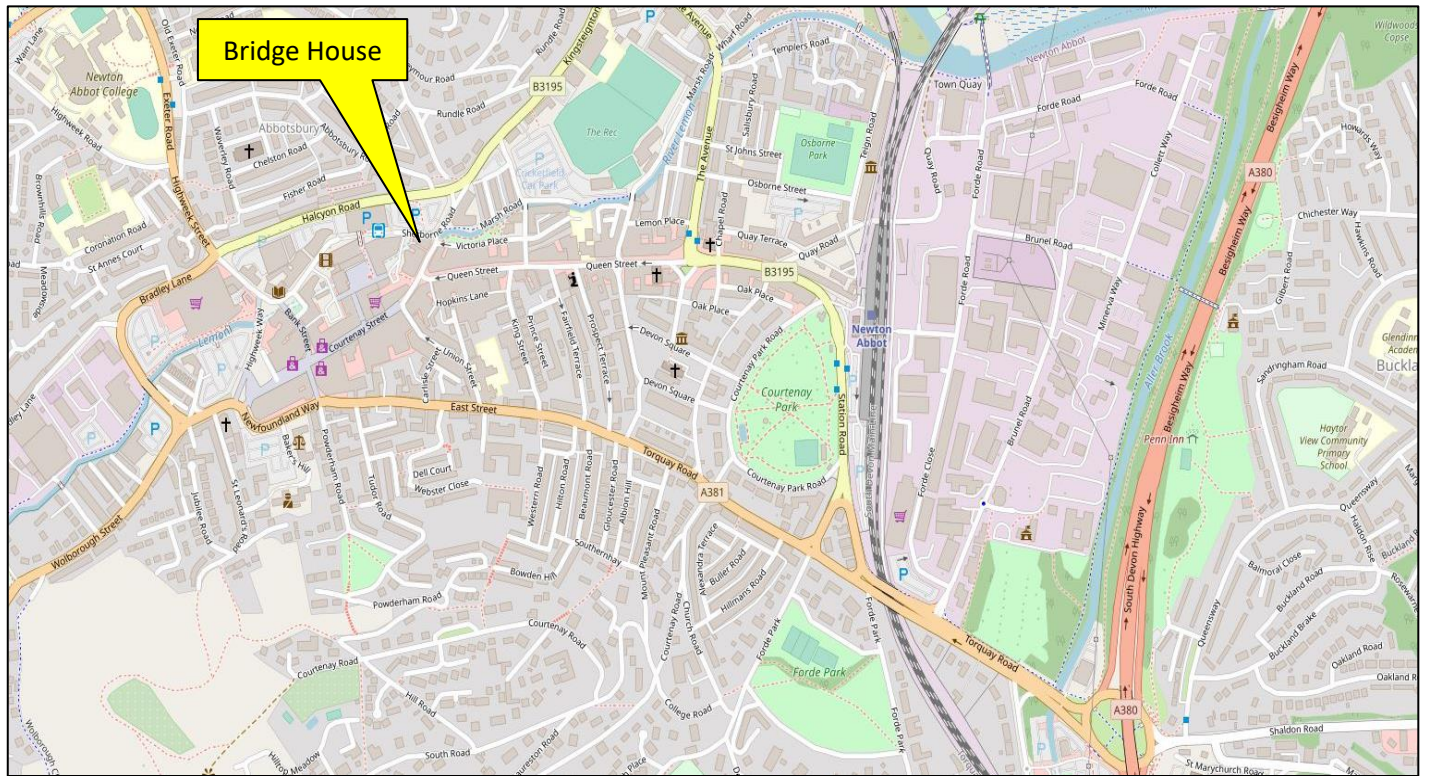
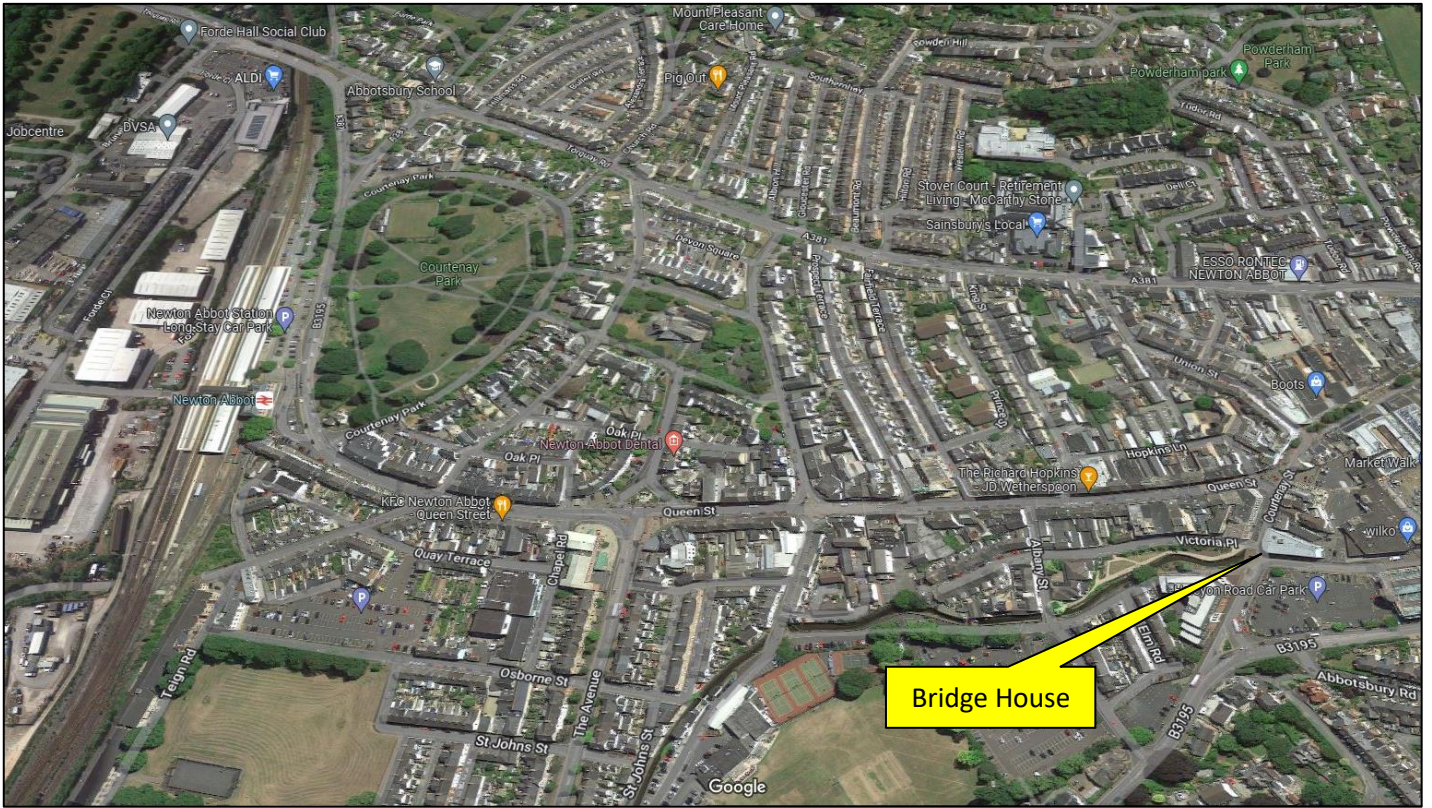
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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