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Roberts



PROPERTY CONSULTANTS

# FOR SALE

## VACANT TOWN CENTRE RETAIL PREMISES ON GROUND FLOOR WITH 2 BED MAISONETTE OVER

Retail area of Approx. 109 sq.m (1,173sq.ft) on Ground Floor with 1 Parking Space plus a 2 bedroom Maisonette on First and Second Floors with separate rear access

**25 QUEEN STREET, NEWTON ABBOT,  
DEVON, TQ12 2AQ**



An opportunity to acquire the freehold of these prominent retail premises just a short walk from prime shopping area and the mainline railway station. Comprising approx. 109 sq.m (1,173 sq.ft) on the ground floor with a rear parking space. Above on first and second floors and accessed from a rear staircase to a large deck area is a 2 bedroomed maisonette. Both the shop and Maisonette are vacant and therefore the property is suitable for an owner occupier or investor looking to refurbish and relet.

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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 the top end of Queen Street, the main spine road 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 prominent frontage to Queen Street, the premises would ideally suit either a retail or Office user seeking to gain a presence in this busy market town. The Maisonette is also provided with vacant possession and would benefit from modernisation including the installation of central heating and upgrading of the kitchen and bathroom facilities. The property would therefore suit an owner occupier or Investor looking to relet the shop and the maisonette above.

## ACCOMMODATION

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

### GROUND FLOOR

Accessed from Queen Street via a recessed door to .....

#### Retail Area

**16.39m x 5.69m (53'9" x 18'8") max**

Prominent glazed frontage with full depth aluminium shop front with recessed glazed entrance door. Suspended ceiling with integrated strip lighting. Mainly tiled floor. Air con cassette. Counter to rear. Power as fitted. To the rear are .....



#### Customer Gents Toilet

2 urinals with WC Cubicle and wash hand basin with electric water heater over. Tiled floor and tiled walls.

#### Customer Ladies Toilet

WC suite with wash hand basin and electric over sink water heater.



A passageway from behind the counter leads to

#### Staff Kitchen

**2.77m x 2.18m (9'1" x 7'2") max**

Stainless steel sink unit with single drainer inset into worktops with cupboards below. Over sink water heater. Wall cupboards over. Space for fridge. Window. Power as fitted.

#### Staff Toilet

Low level WC suite with wash hand basin. Electric over sink water heater. Electric wall heater. Window.

#### Staff Toilet

Low level WC suite with wash hand basin. Electric over sink water heater. Window.

## EXTERNALLY

To the rear is a car parking space currently allocated to the Retail Unit.



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#### MAISONETTE

To the rear an external staircase leads up to a spacious deck / terrace area with door leading to .....

#### FIRST FLOOR

##### Entrance Hall

Doors leading to.....

##### Kitchen

**3.37m x 2.73m (11'0" x 8'11") max**

Stainless steel sink unit with single drainer. Window to rear. Spot lighting. Plumbing for washing machine. Electric cooker point.



##### Sitting Room

**5.66m x 3.95m (18'7" x 12'11") max**

Spacious room with 2 large windows to the front elevation. Cornice to ceiling. Power and lighting as fitted.

Stairs from the hallway lead up to ....

#### SECOND FLOOR

Landing with doors leading to .....

##### Bedroom No 1

**3.93m x 3.38m (12'11" x 11'1") max**

Window to rear. Carpeted. Power and lighting as fitted. Carpeted.

##### Bedroom No 2

**3.93m x 3.28m (12'10" x 10'9") max**

(Not inspected) Window to front. Power and light as fitted.



##### Bathroom

**3.03m x 2.61m (9'11" x 8'7") max**

Panelled bath with shower attachment over. Pedestal wash basin. WC suite. Window to front.



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#### LEGAL COSTS

Each party to be responsible for their own legal costs in the sale.

#### VAT

We have been advised that VAT is not payable on the purchase price.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with a full version available to download from the web site. The rating is: C 64.

#### VIEWING

Strictly by prior appointment only with the Joint sole agents, for the attention of either Tim Smart at Smart Commercial Property Tel: 01872 300 401. E Mail: [timsmart@scp.uk.com](mailto:timsmart@scp.uk.com) or Tony Noon at Noon Roberts (07831 273148) Ref (0623)

#### BUSINESS RATES – RETAIL PREMISES

Rateable Value: - £21,500 (2017 Valuation list)

For further information on the Business Rates currently payable for the property please contact the Business Rates Department at Teignbridge District Council on (01626 361101)

#### PRICE

Offers are sought in excess of £225,000 for the freehold of this substantial and well-located town centre premises with vacant possession. Suitable either for an owner occupier to trade from the shop and either live above or let the Maisonette, or an investor to re-let the whole of the premises.

#### SERVICES

We understand that mains water, drainage and electricity are available to the premises.



Car Parking Space at rear

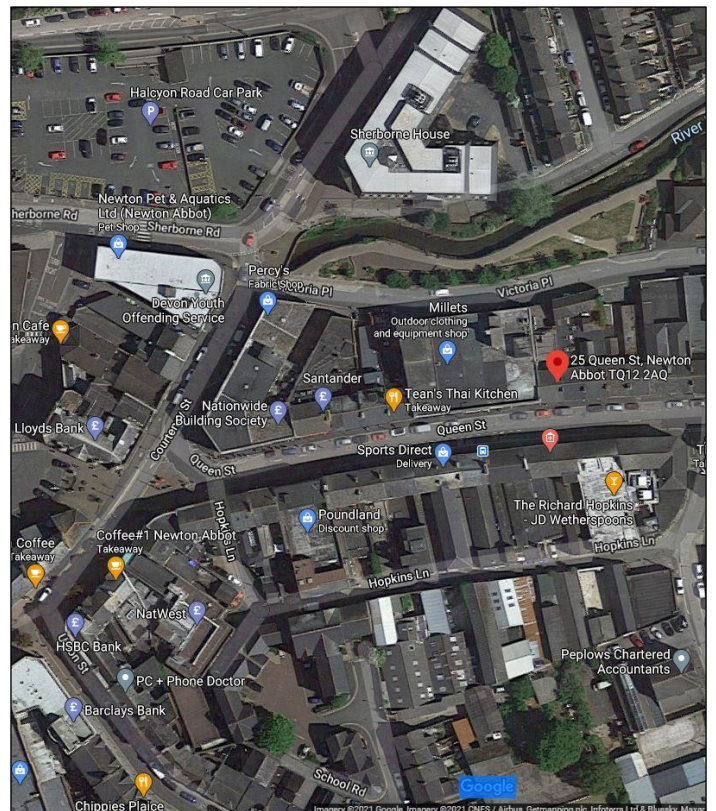


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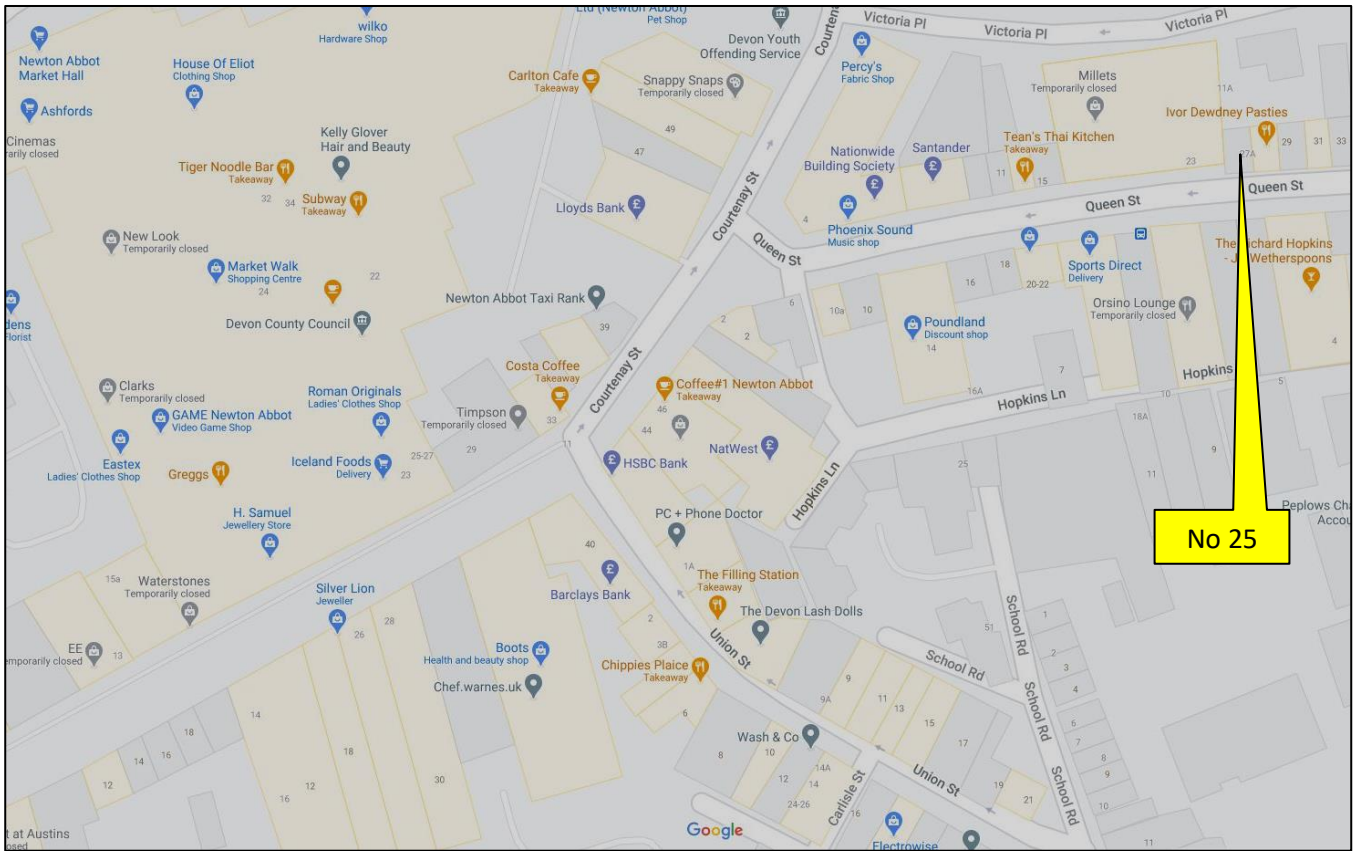




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## Energy performance certificate (EPC)



### Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Domestic_Private_Rental_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Domestic\\_Private\\_Rental\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Domestic_Private_Rental_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

### Energy efficiency rating for this property

This property's current energy rating is C.

