

INDUSTRIAL
OFFICE
RETAIL

FOR SALE

GROUND FLOOR OFFICE / RETAIL PREMISES WITH A ONE BEDROOM FLAT OVER WITH PARKING

Ground Floor 115.5 sq.m (1,243 sq.ft) on Ground Floor plus Basement Storage plus Refurbished 1 Bedroom Flat over let on an AST agreement, with rear Parking.

**56 KEYBERRY ROAD, NEWTON ABBOT
DEVON, TQ12 1BX**



An unusual opportunity to acquire the freehold of this well-located Ground Floor Retail / Office premises fronting the busy Keyberry Road, with parking to the front and rear, and benefitting from a recently refurbished and spacious 1 bedroom flat over which is currently let on an AST agreement. The premises would therefore suit an owner occupier looking to trade from the ground floor with the benefit of the income from the flat over, or an investor looking to also let the ground floor space once refurbished.

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 located fronting Keyberry road, the main access road from the A380 dual carriageway at the Penn Inn roundabout, to the Decoy Industrial Estate. The premises are a short walk from the Sainsburys Supermarket at Penn Inn, and into town and to the Mainline Railway Station.

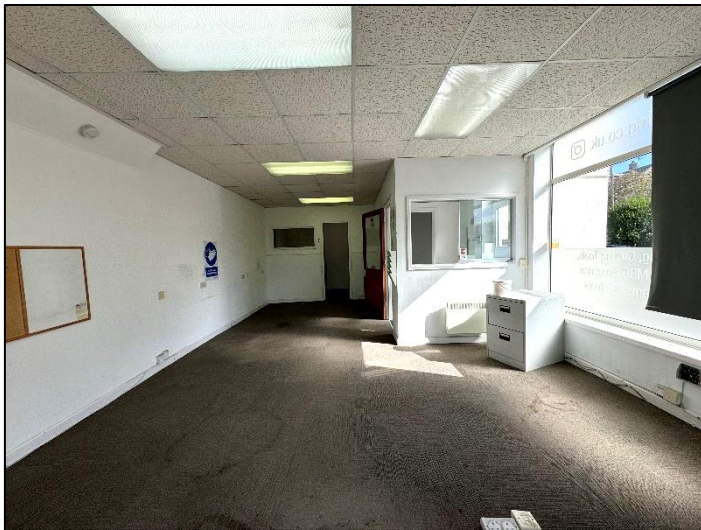
Newton Abbot offers convenient access to the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant, or Torbay and Torquay to the South which is approximately 10 miles distant. The premises are conveniently located in a mixed commercial and residential area and are suitable for both an owner occupier, or Investor. 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:-

Glazed entrance door from the front car park area to an inner lobby with reception hatch. Doors to ...

Office / Retail No1 **6.46m x 4.69m (21'2" x 15'5") max**
Large display window to the front with bay window to the side. Carpeted. Suspended ceiling with integrated lighting. Power as fitted. Door to ...



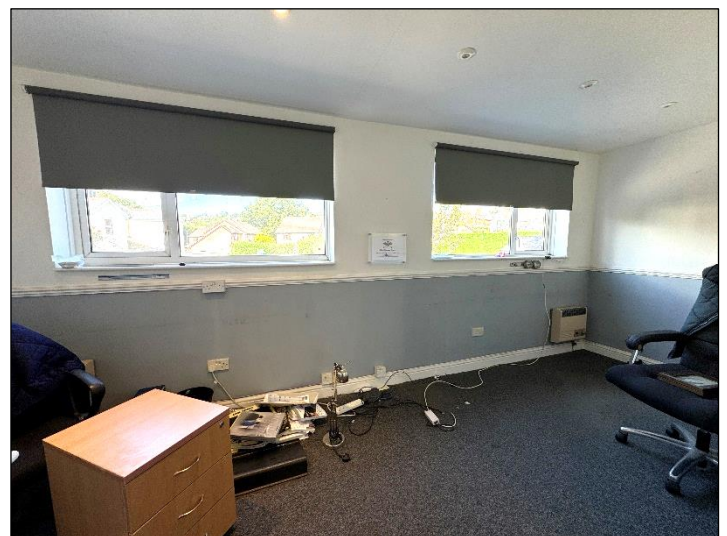
Office No 2 **3.83m x 1.87m (12'7" x 6'2") max**
Window to front. Suspended ceiling with strip lighting. Power as fitted. Carpeted.

Workshop / Store No 1 **7.01m x 2.10m (22'11" x 6'10") max**
Useful storage / workshop area. Power and lighting as fitted. 2 steps lead up to

Workshop / Store No 2 **4.42m x 4.03m (14'6" x 13'3") max**
Power and lighting as fitted.



Office No 2 **5.36m x 2.81m (17'7" x 9'3") max**
Open plan office with 2 large windows to the rear. Spot lights. Power as fitted. 2 wall mounted electric panel heaters. Carpeted.



Store/ Kitchenette **6.54m x 4.05m (21'6" x 13'3") max**
Window with benching to 2 walls. Power and light. Doors to

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

Toilet

WC suite . Window.

Kitchenette

Stainless steel sink unit with drainer. Electric water heater over.

A staircase leads down to the

LOWER GROUND FLOOR

Workshop Area

6.54 x 4.05m (21'6" x 13'3") max

Useful storage / workshop area with double doors off the rear service lane. Concrete floor. Power and light as fitted. 2 windows to the rear. Access to 3 storage areas with reduced headroom as below



Undercroft Area No 1

3.33m x 2.71m (10'11" x 8'10") max

Undercroft Area No 2

5.49m x 3.93m (18'0" x 12'11") max

Undercroft Area No 3

4.67m x 3.59m (15'4" x 11'9") max



EXTERNALLY

To the front of the property is a Parking area for 2 – 3 cars. To the rear is a further level parking area with parking for 4 – 5 cars.

THE FLAT

To the side of the property, an external staircase leads up to a landing with door to.

Kitchen

4.33m x 2.62m (14'2" x 8'7") max

Range of wall and base units with worktops and inset stainless steel sink unit and single drainer. Space for fridge under. Electric 4 ring hob with electric over under. Tiled splashbacks. Radiator. Spotlights. Window and glazed entrance door. Alpha wall mounted gas central heating boiler.



Siting Room

5.27m x 4.61m (17'3" x 15'2") max

Light and airy room with 3 large windows with dual aspect. Carpeted. Feature fireplace with cast iron grate and marble hearth. Radiator. Wall lights.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Bedroom No 1 4.06m x 3.54m (7'3" x 4'4") max
Window to front. Carpeted. Radiator.

Walk in Wardrobe area 2.19m x 1.38m (7'2" x 4'4") max
Useful storage area

Shower Room
Spacious room with large walk in shower tray with glazed screen. WC suite. Vanity wash basin with cupboards under. Window to the rear. Vinyl flooring. Tiled walls. Heated Towel Rails.



BUSINESS RATES
Rateable Value:- £7,300 (2023 Valuation)

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)



COUNCIL TAX BAND
56A Keyberry Road – Band A (Teignbridge District Council)

TENANCY AGREEMENT
The flat is currently occupied on an AST agreement from the 28th July 2023 at a rent of £700 per calendar month (£8,400 per annum)

PRICE AND TENURE
Offers are sought in the region of £275,000 for the freehold with vacant possession of the ground and lower ground floors, and subject to and with the benefit of the AST agreement on the first floor flat.

SERVICES
Mains water, drainage, gas and electricity are available.

LEGAL COSTS
Each party to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE
An EPC has been obtained for the premises, a copy is available to download from the web site. The rating for the Commercial premises is whilst the flat is:- D 64

VIEWING
Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0815)

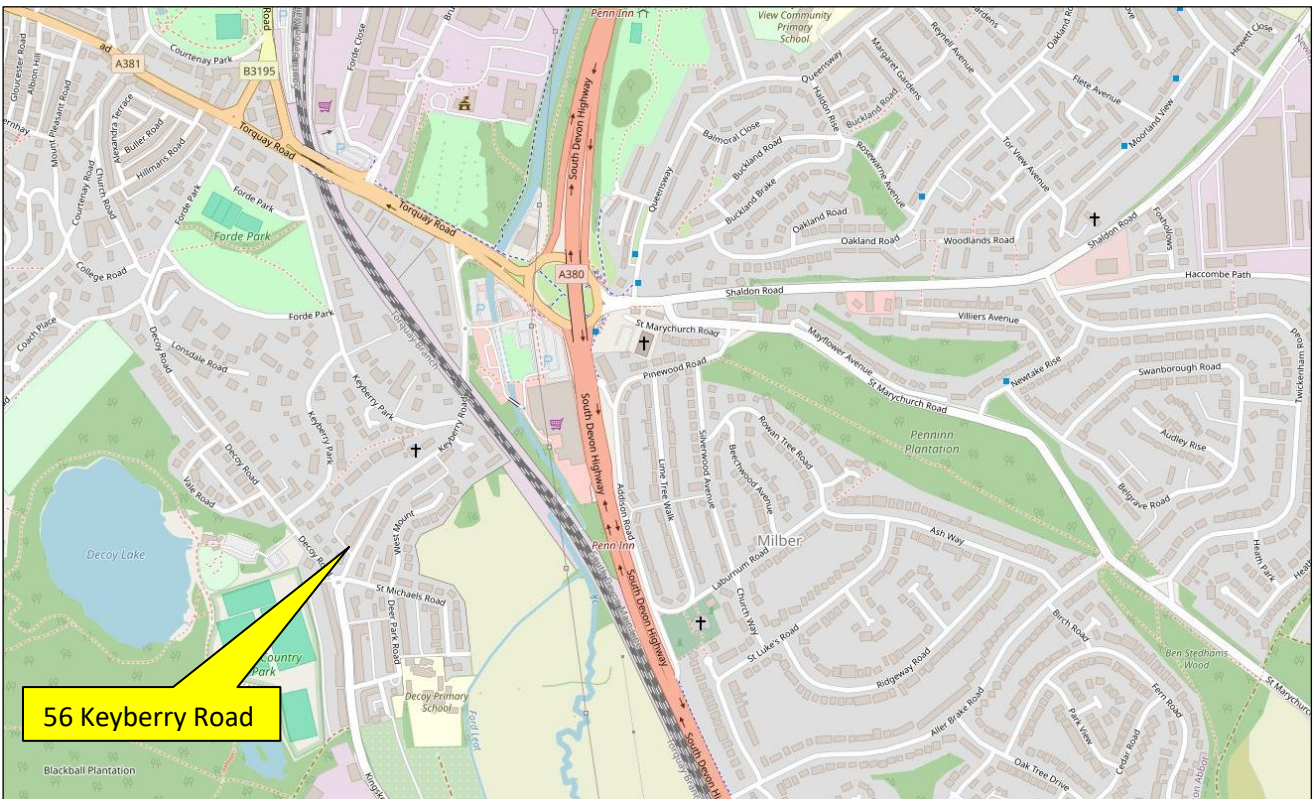
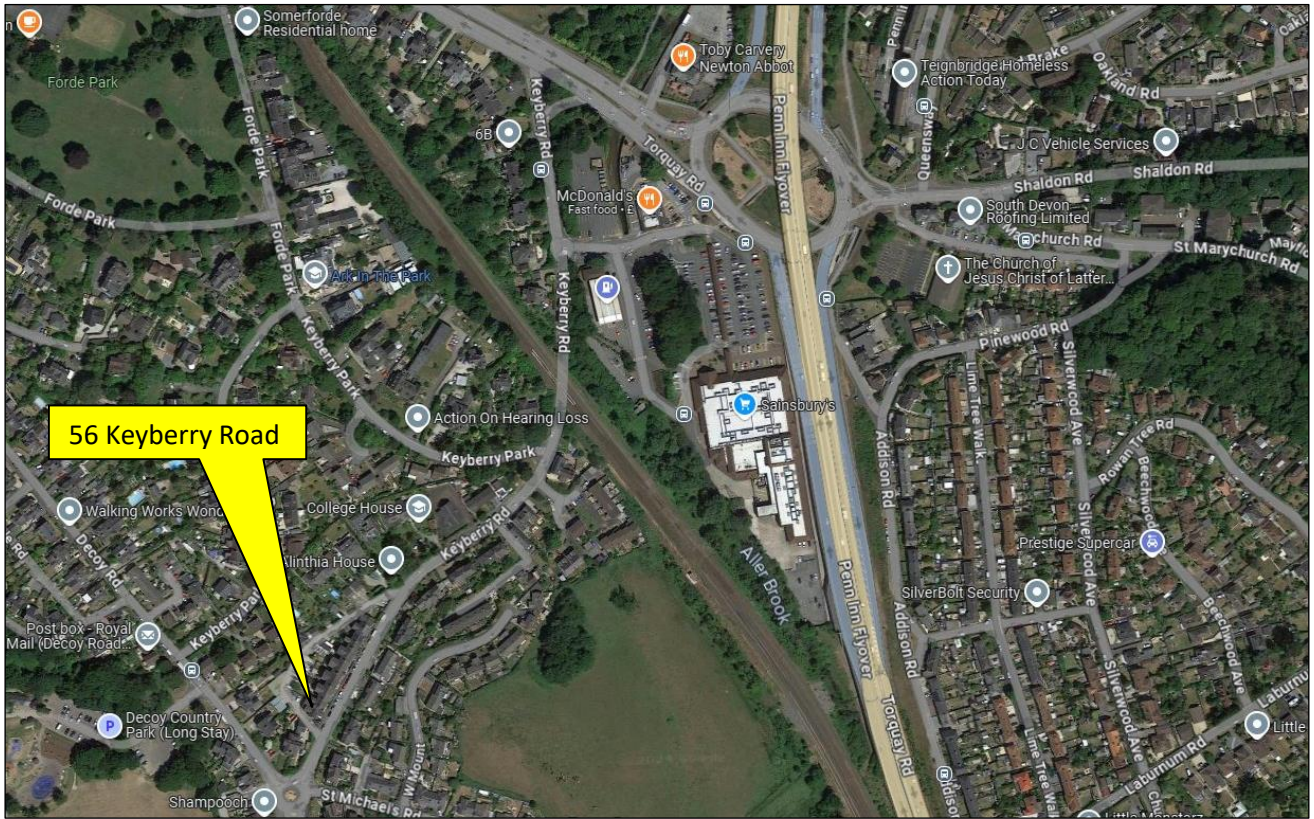


Tel. 01392 691007
Mob. 07831 273148
Email. tn@noonroberts.co.uk
Web. www.noonroberts.co.uk

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.