

RETAIL
INDUSTRIAL
OFFICE

FOR SALE

SUBSTANTIAL GROUND AND 1ST FLOOR OFFICE PLUS GROUND FLOOR RETAIL UNIT

Offices of Approx. 146 sq.m (1,572 sq.ft) with Retail Unit of 63 sq.m (682 sq.ft)
so totalling some 209 sq.m (2,254 sq.ft) plus 2 / 3 Parking spaces

**20 – 22 UNION STREET, NEWTON ABBOT
DEVON, TQ12 2JS**



This offers an opportunity to acquire a substantial town centre property located in Union Street, just off the main retail precinct of Courtenay Street in the centre of Newton Abbot. The premises comprise a spacious Office Building on part ground and first floors, plus an adjoining ground floor Retail Unit. To the rear are 2 / 3 Car parking spaces. The property is suitable for an owner occupier or investor.

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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. This is significantly enhanced in the summer from the nearby coast at Teignmouth and Torquay, plus the Dartmoor National Park.

Union Street is a sought after and popular retail area with a wide mix of specialist, local and regional retailers plus some professional users. Union Street links with Courtenay Street, the prime retail area of the town which is pedestrianized and leads into Market Walk, the covered shopping precinct. Union Street's location just 100 yards off of this prime retail thoroughfare allows an eclectic mix of smaller retailers the chance to enjoy a near prime location for a more modest outlay, with the added benefit of the pedestrian flow from the commercial occupiers of the redeveloped site of the former Newton Abbot Hospital which includes a Sainsburys Local.

The property has traded as professional offices for both a solicitors firm, and more recently as a well-established local accountancy firm, but is suitable for a variety of users including a more retail focussed use on the ground floor, and a possible Residential conversion of the first floor, subject to the usual consents. The property benefits from 2 / 3 parking spaces at the rear.

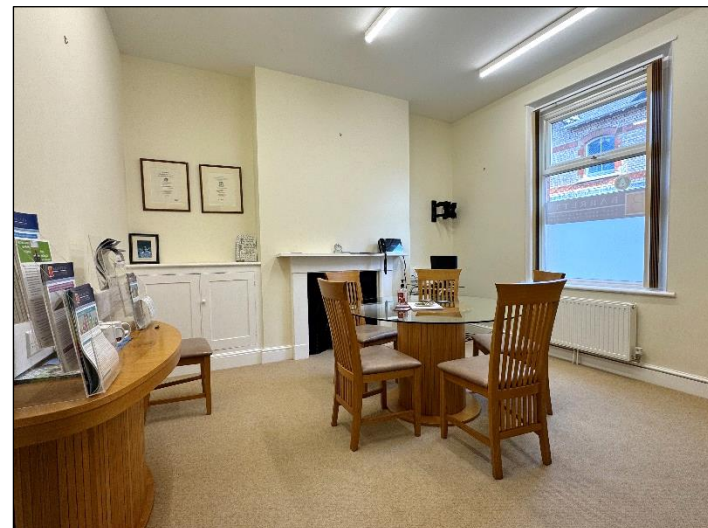
GROUND FLOOR OFFICES

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

Entrance Hall

Approached from Union Street into an inner lobby with recessed door and entry phone system. Door to entrance hall with stairs to the first floor and doors to ...

Meeting Room / Office 1 **4.05m x 4.00m (13'3" x 13'2") max**
Window to front with feature fireplace with cast iron grate with timber surround and over mantel. Radiator. Carpeted. LED lighting. Dado trunking to 2 walls for power etc.



Meeting Room / Office 2 **3.64m x 3.53m (11'11" x 11'7") max**
Window to rear. Feature fireplace with cast iron grate with slate over mantel and inset tiles slips. Radiator. Carpeted. Dado trunking to 2 walls for power etc.

Kitchen / Staff Room **3.67m x 3.06m (12'0" x 10'0") max**
Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Power in dado trunking to 2 walls. Radiator. Fireplace with inset cast iron range.



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Rear Lobby with door to car park and doors to

Toilet

WC suite with wash hand basin. Recently replaced Worcester gas fired wall mounted central heating boiler. Window.

Walk in Safe

**3.53m x 1.33m plus 2.96m x 1.27m
(11'7" x 4'4" plus 9'9" x 4'2") max**

Useful storage with shelving as fitted.



FIRST FLOOR

Stairs lead up from the ground floor hallway to a Half Landing and

Office 3

3.09m x 3.06m (10'2" x 10'0") max

Window to rear. Dado trunking to 3 walls for power etc. Carpeted. Feature fireplace with cast iron grate and timber surround and over mantel. LED lighting.



Office 4

8.0m x 5.38m (26'3" x 17'8") max

Large open plan room running from front to rear in an L shape. 2 large windows to the front and a window to the rear. Radiators. Carpeted. LED lighting. 2 feature fireplaces with cast iron grates and timber surrounds and over mantels. Dado trunking to 3 walls for power etc. (Could be subdivided into 2 rooms if required)



Office 4 (Front)

3.99m x 3.0m (13'1" x 9'10") max

Window to front. Dado trunking for power etc. Carpeted. Cast iron fire grate with timber surround and over mantel.

Office 5 (Rear)

3.79m x 3.45m (12'5" x 11'4") max

Window to rear. Radiator. Carpeted. LED lighting. Dado trunking for power etc.

Office 6 (File Room)

8.03m x 1.79m (26'4" x 5'10") max

Dado trunking to 2 walls. Window to front. LED lighting. Carpeted. Server cabinet.

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Office 7 3.0m x 3.17m (12'9" x 10'5") max
Window to rear with door to fire escape into the car park area.
LED lighting. Dado trunking for power etc. Carpeted.



Middle Store 5.23m x 3.89m (17'2" x 12'9") max
Currently subdivided into 2 areas but could easily be re opened up as
storage or into the front retail area to increase the sales area.



Toilet
WC suite and wash hand basin.

GROUND FLOOR RETAIL UNIT

With separate access from Unions Street, this is currently subdivided into smaller rooms but could easily be opened up into an open retail unit.

Retail Area 5.24m x 4.14m (17'2" x 13'7") max
Recessed central glazed door with deep display windows either side. Suspended ceiling with integrated strip lighting. Carpeted. Currently a partition sub divides the space with 2 doors to



Rear Store 3.86m x 3.19m (12'8" x 10'6") max
Useful storage area. Suspended ceiling with integrated strip lighting. Window to rear. Door to ...



A passageway then leads to the rear Car Park and

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Kitchen 2.43m x 1.85m (1'11" x 6'1") max
Stainless steel sink with single drainer. Worktop. Power as fitted.

Toilet
WC suite with wash hand basin. Window.

External Store Room 3.20m x 1.53m (10'6" x 5'10") max
Accessed from the car park. Concrete floor.

EXTERNALLY

To the rear of the property is a courtyard area with parking for 2 cars, or 3 smaller cars which is accessed from Carlisle street at the rear of the property.



PRICE AND TENURE

Offers are sought in the region of £275,000 for the freehold of this well located Office / Retail premises with potential for a purchaser to occupy all or part and let the remainder, or for possible development of the upper floor into a residential unit, subject to the usual planning and building regulation consents.

BUSINESS RATES

Rateable Value:- £13,750 (2023 Valuation list)

We understand that Rate reductions of up to 100% are available to qualifying Business under the small Business Rate Relief scheme. To see if you or the premises qualify for a discount, please contact Teignbridge District Council (01626 361101)

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises. The property benefits from a burglar alarm and fire alarm throughout.

VAT

We understand that VAT is not payable on the freehold price.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, a summary is provided below with a full copy available to download from the web site. The rating is: -

VIEWING

Strictly by prior appointment only with the Landlords agents, for the attention of Tony Noon (07831 273148) Ref (0817)



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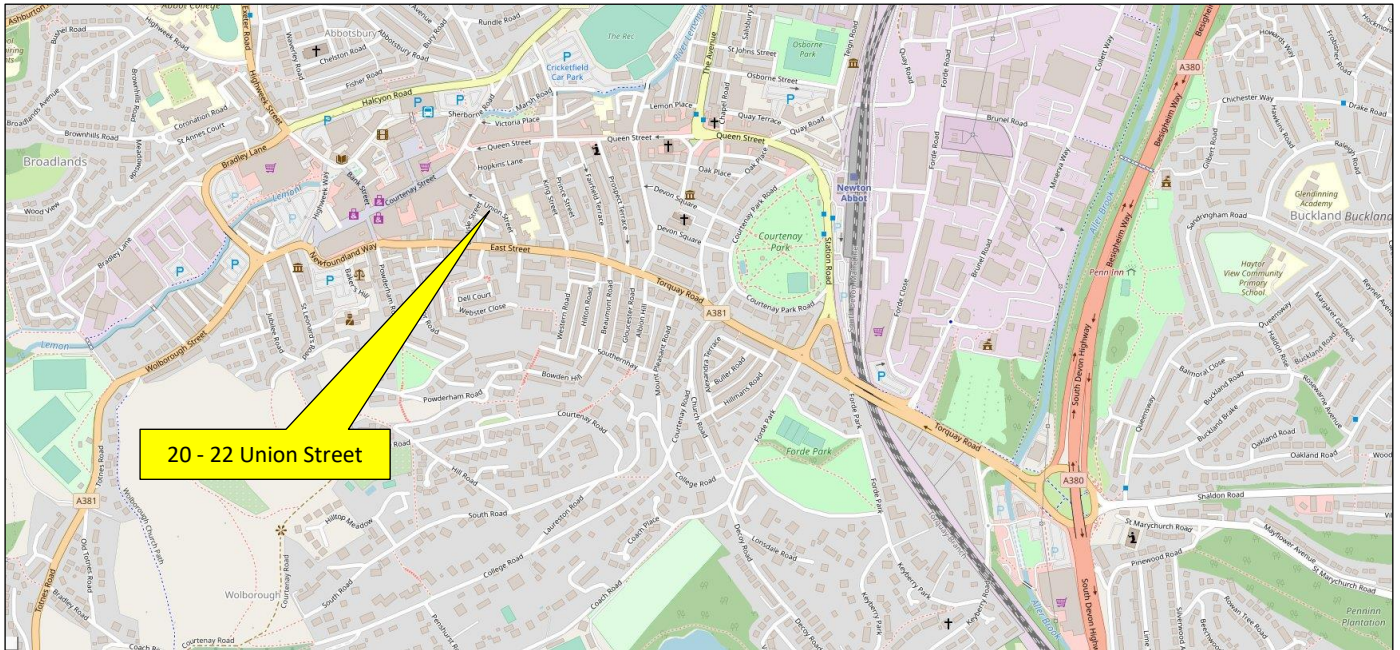
Web. www.noonroberts.co.uk

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.