

# FOR SALE

## TOWN CENTRE INVESTMENT PREMISES WITH GROUND FLOOR OFFICE PLUS REFURBISHED 2 BED FLAT OVER

Retail Unit of Approx. 54 sq.m (585 sq.ft) with recently refurbished and spacious 2 bedroom flat over with separate access

**110 QUEEN STREET, NEWTON ABBOT, DEVON, TQ12 2EU**



An opportunity to acquire the freehold of this prominent Retail Investment with Ground Floor Office premises recently refurbished and let to a local specialist employment agency. On the first floor is a spacious self-contained 2 bedroom flat which has recently been converted from offices and benefits from a rear access.

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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 Queen Street, the main spine road running through the town offering a high degree of visibility. The property is convenient for a number of public car parks and the professional office area of Devon Square and St Pauls Road. The Ground Floor Retail Unit has been refurbished and is now let to a specialist recruitment agency. Accessed from the rear off of Oak Tree Place is a recently converted 2 bedroom flat offering spacious and well-appointed accommodation. The property is fully let and producing a useful income.

### ACCOMMODATION

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

#### GROUND FLOOR RETAIL UNIT

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

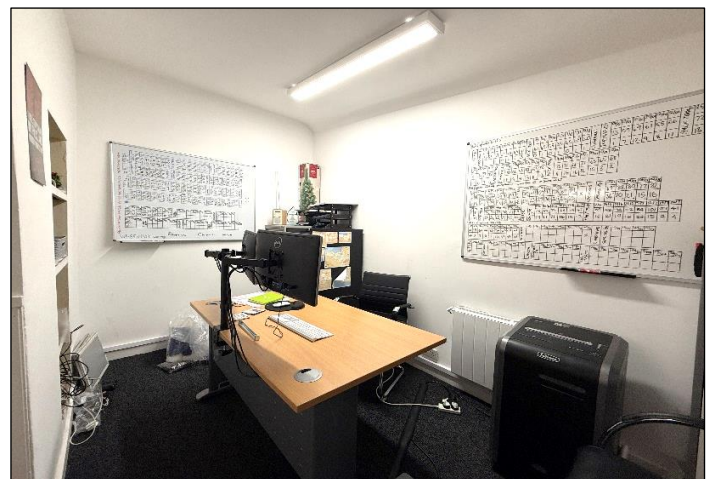
**Retail Area**                      **9.00m x 4.95m (29'6" x 16'3") max**  
Double fronted shop front with recessed central glazed door  
Glazed window display. LED lighting and power as fitted. Entrance  
Carpeted. 4 Electric radiators. Shelving fitted to alcoves. 2 steps  
lead up to the rear area. Doorway to ....



**Rear Office / Staff Room**                      **3.06m x 2.83m (10'0" x 9'3") max**  
LED lighting. Vinyl flooring. Kitchen Area with wall and base units  
with worktop and inset stainless steel sink unit with single drainer.



**Office**    **3.63m x 2.19m (11'11" x 7'2") max**  
LED lighting. Shelving to alcove. Carpeted. Electric radiator.





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Door to rear Lobby with wash hand basin, rear fire escape and door to ....

#### Toilet

Low level WC suite.

#### FIRST FLOOR FLAT

Accessed from Oak Place via a shared approach with door to ....

#### Kitchen

**4.20m x 2.92m (13'9" x 9'7") max**

Range of wall and base units with worktop and inset stainless steel sink and drainer plus inset 4 ring electric ceramic hob with electric oven under. Extractor over. Vinyl floor. Space for fridge. Tiled splashback. Radiator.



#### Sitting Room

**4.08m x 2.19m (15'10" x 7'2") max**

Central room with vinyl flooring. Radiator. Ceiling light and power as fitted.. Doors to ....



#### Bathroom

Well fitted with panelled bath with over batch mixed shower unit with glass screen. Wall mounted heated towel rail. Vanity basin with cupboard under. WC suite. Part tiled walls. Vinyl flooring.

#### Dining Area

**4.82m x 2.19m (15'10" x 7'2") max**

Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Tiled splashback. Power and lighting as fitted.



#### Bedroom No 1

**3.97m x 2.50m (13'0" x 8'2") max**

Window to front. Vinyl flooring. Radiator. Access to roof void.



#### Bedroom No 2

**2.96m x 2.57m (9'9" x 8'5") max**

Window to front. Radiator. Vinyl flooring.

#### EXTERNALLY

To the rear of the property is a shared area for bins / bikes etc.

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### SERVICES

We have been advised that mains water, drainage and electricity are available to the premises. The Flat also has gas connected.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is available to download from the web site. The rating for the Ground Floor Offices is: C 65 and the Rating for the Flat is:

### BUSINESS RATES

Rateable Value: - £9,000 (2023 Valuation list)

We understand that a rates reduction of up to 100% could be available on the premises under the Small Business Rate Relief scheme for qualifying businesses. For further information please contact the Business Rates department at Teignbridge District Council (01626 361101)

### COUNCIL TAX BAND

23 Oak Place Newton Abbot – Band A (Teignbridge District Council)

### TENANCY

The Ground Floor is let on a 6 year FRI lease by way of service charge from the 3<sup>rd</sup> May 2024 at a rent of £9,950 per annum with a rent review and tenant only break clause at the end of the third year. The lease was contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

The flat is currently occupied on an AST agreement from the 8<sup>th</sup> September 2024 at a rent of £950 pcm (£11,400 per annum).

### PRICE

Offers are sought in the region of £265,000 for the freehold of this prominent and well presented town centre premises subject to and with the benefit of the lease of the ground floor and the AST of the flat producing a combined rent of £21,350 per annum, therefore offering an investor a gross return of just over 8% before purchase costs.

### LEGAL COSTS

Each party are to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0824)



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30012024, 12:41 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

110 Queen Street NEWTON ABBOT TQ12 2EU	Energy rating <b>C</b>	Valid until: 8 January 2033 Certificate number: 8812-6150-8778-4057-3848
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Property type: Offices and Workshop Businesses  
Total floor area: 67 square metres

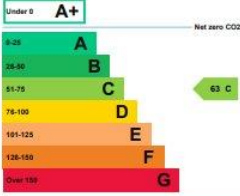
#### Rules on letting this property

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.



Net zero CO2

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	42 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/8812-6150-8778-4057-3848?print=true> 1/2

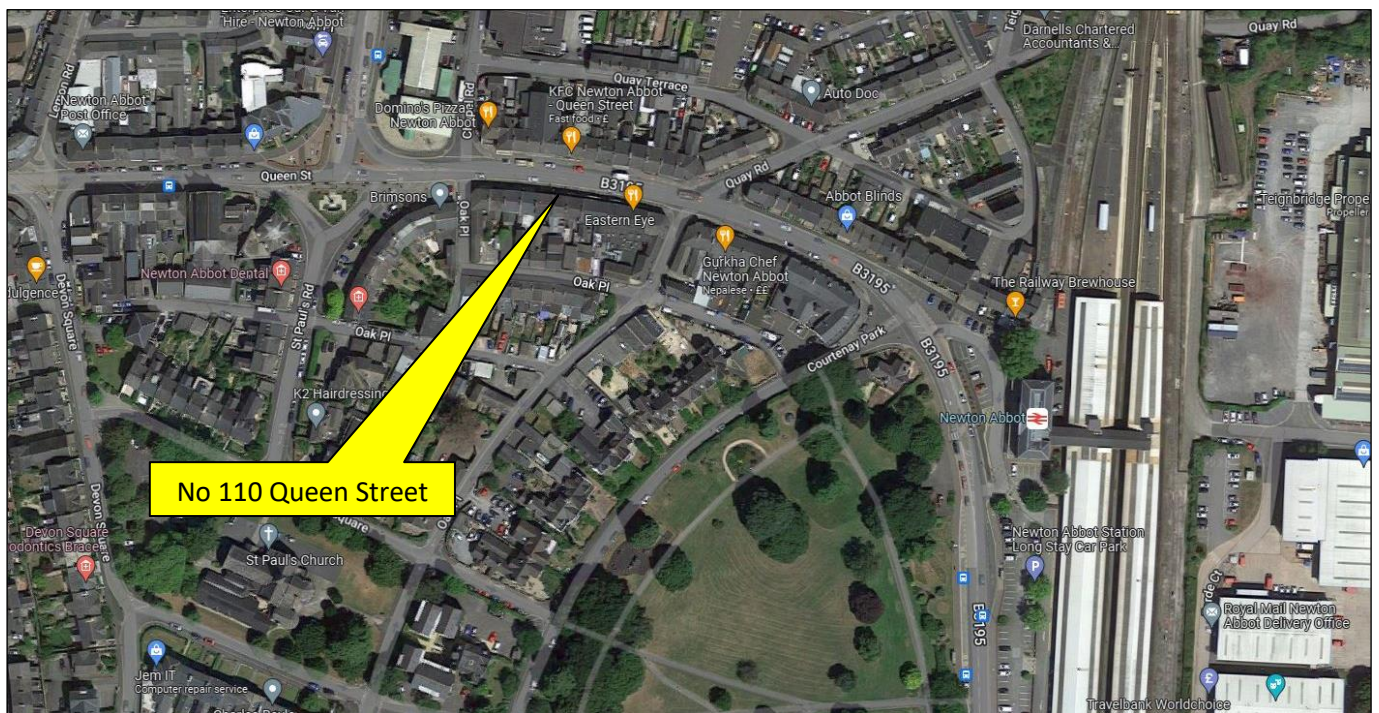
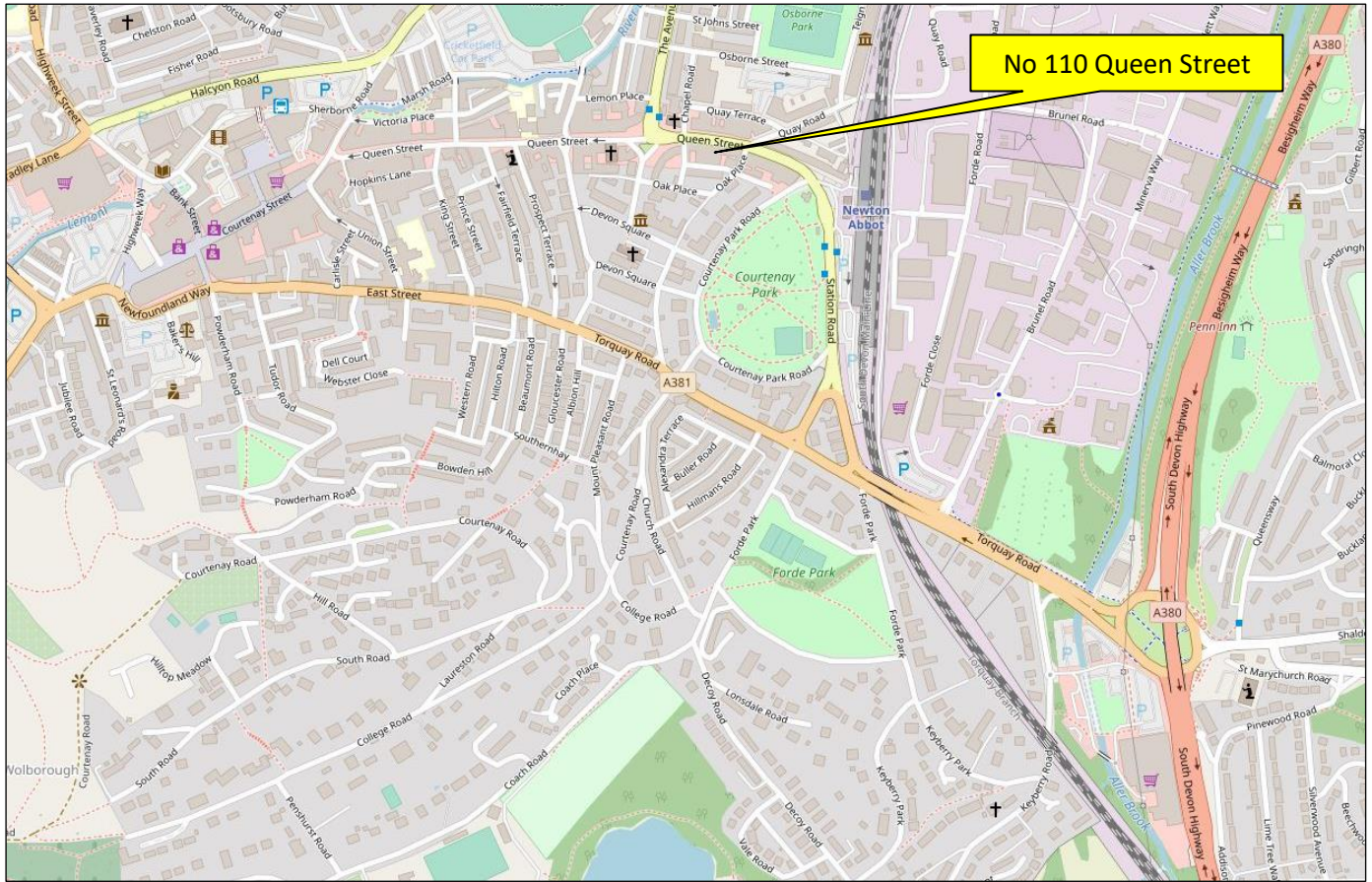




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