

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES WITH FIRST FLOOR OFFICE / STORAGE SPACE OVER

Retail area of Approx. 31.71 sq.m (340 sq.ft) and storage of 5.1 sq.m (55 sq.ft) plus
1st Floor Offices / Storage of 36.2 sq.m (389 sq.ft) so totalling 73 sq.m (786 sq.ft)

**7 BANK STREET, NEWTON ABBOT
DEVON, TQ12 2JL**



An opportunity to acquire a new flexible lease of these recently refurbished Retail premises in a prominent Grade II listed building in the pedestrianised area of Bank Street leading off Courtenay Street and the large car parks at Asda and Wolborough Street. The premises offer a glazed shop front with deep window display, with a range of 2 Offices / Storage rooms on the first floor plus welfare facilities. The premises would suit a wide variety of potential users, subject to the usual consents.

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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 located fronting Bank Street, just off the prime area of Courtenay Street by the famous Wolborough clock tower close to Austin's department store. 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 located in a busy thoroughfare with a range of local retailers and a number of local and national Estate Agents. The premises would therefore suit either a retail use, or possibly a more office style use seeking to gain a visible presence in this busy market town, subject to any necessary consents. The first floor offers very useful office or storage space with windows to the front, plus a toilet. The property is convenient for a number of public car parks.

ACCOMMODATION

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

GROUND FLOOR

Accessed from Bank Street via a glazed door to

Retail Area **6.69m x 4.74m (21'11" x 15'6") max**

Prominent glazed frontage with glazed shop front with glazed entrance door. Irregular shaped room. Tiled floor. Wash hand basin with water heater in cupboard off. Power and electric wall heaters as fitted.

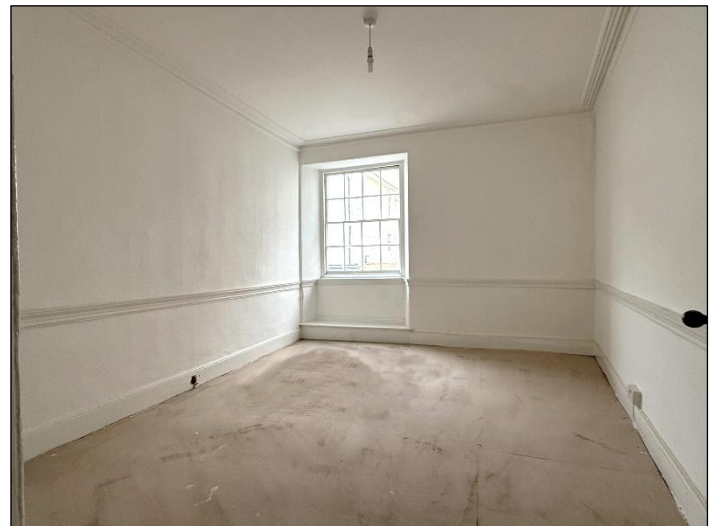
To the rear of the ground floor retail area, is a

Rear Store **2.28m x 2.26m (7'5" x 7'5") max**
Concrete floor. Power and light as fitted.

FIRST FLOOR

From the rear of the Retail area a lobby provides stairs which lead up to a landing

Landing Area **2.98m x 2.69m (9'9" x 8'10") max**
Window to rear. Feature fireplace. Possible staff area or storage. From here a door leads to ...



Office / Store No 1 **4.46m x 3.36m (14'8" x 11'0") max**
Window to front. Lighting and power as fitted.

Office / Store No 2 **4.40m x 3.00m (14'5" x 9'10") max**
Window to front. Lighting and power as fitted.

Toilet
Low level WC suite with wash hand basin. Window.



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RENT

A rent of £8,950 per annum is sought for this well-located retail premises with useful Office / Storage space over. The adjoining retail unit is also available, further details available on request.

LEASE

A new 6 or 10 year effective FRI lease by way of service charge is available for the premises with a mid-term upwards only rent review.

VAT

We understand that VAT is not payable on the rent.

RENT DEPOSIT AND REFERENCES

A rent deposit and references are required, subject to tenant status. Full details from agents.

BUSINESS RATES

Rateable Value: -

To be assessed

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

SERVICES

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred for the setting up of a new lease.

ENERGY PERFORMANCE CERTIFICATE

A Commercial Energy Performance Certificate has been requested, a full version will be available to download from the web site. The rating for the Shop is:

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0838)



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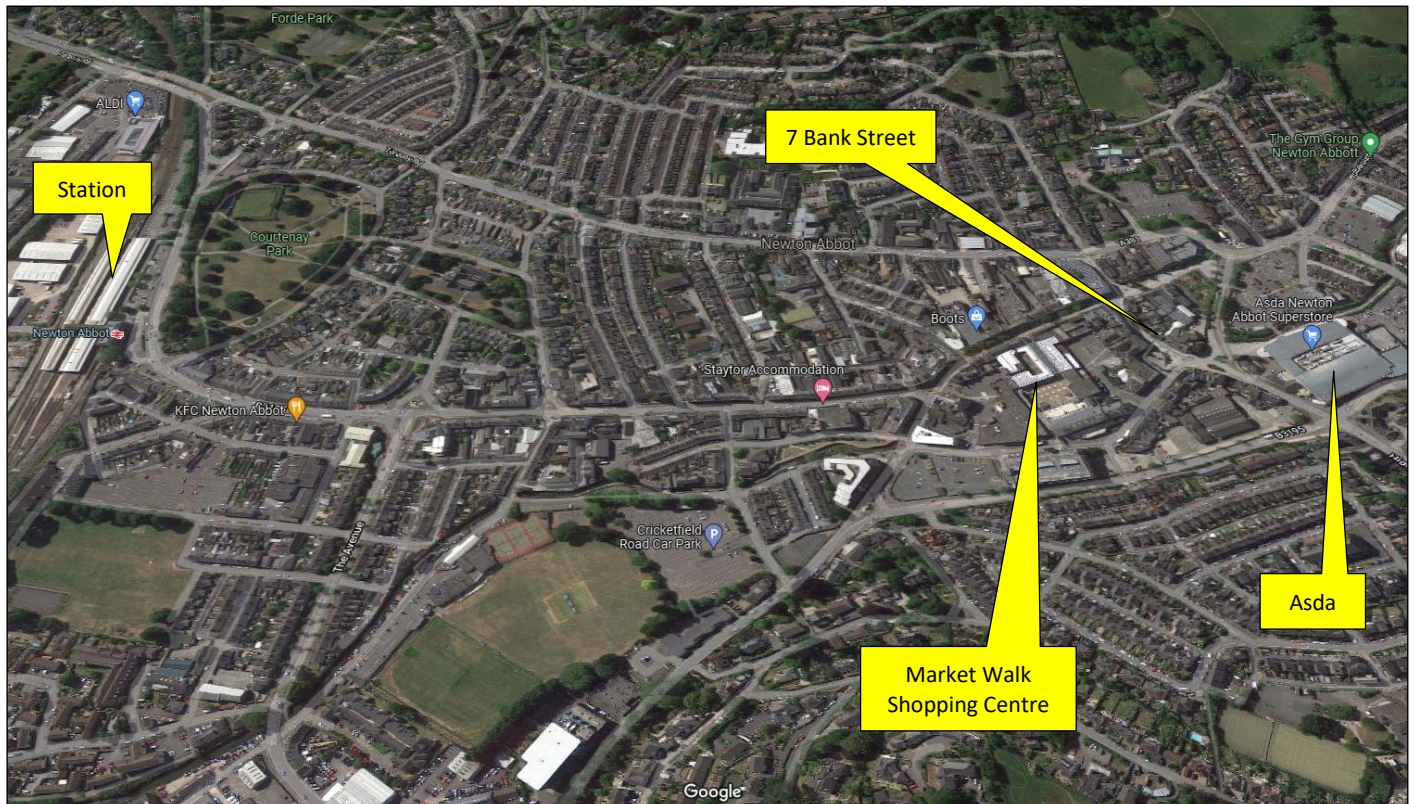
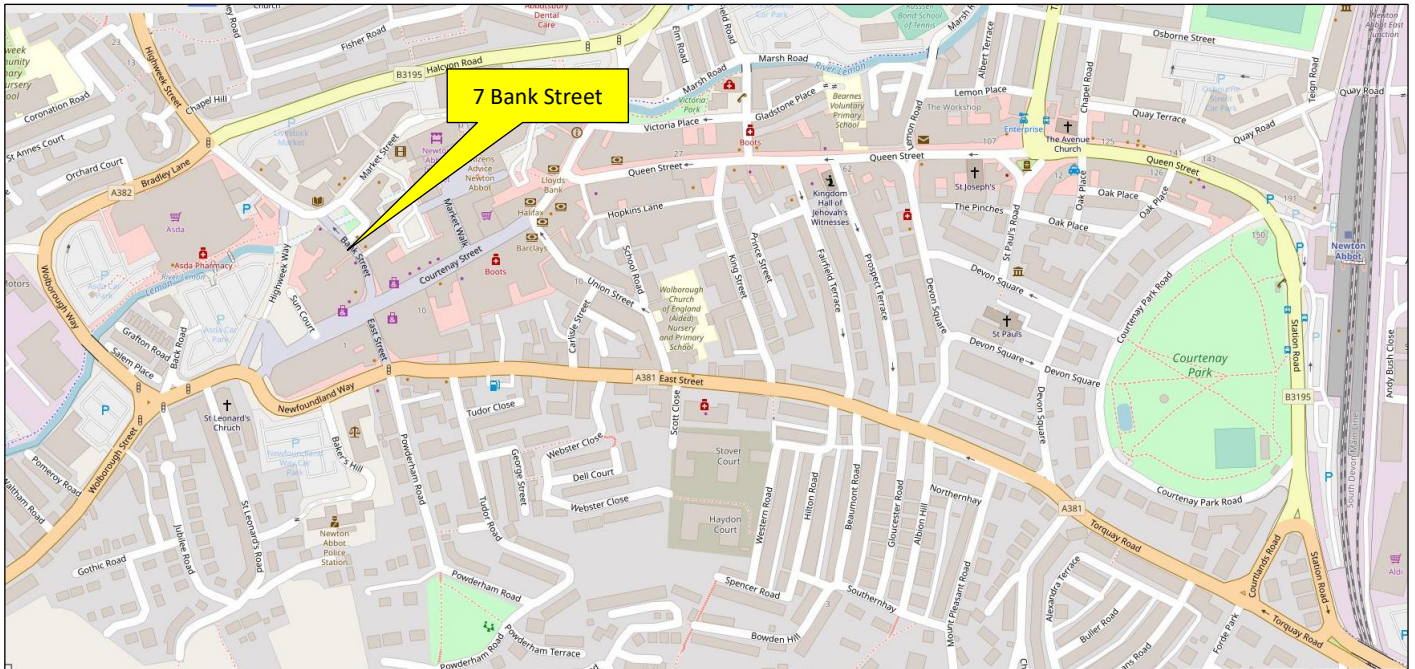
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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