

CAFE  
OFFICE  
RETAIL

# TO LET

## PROMINENT TOWN CENTRE CAFÉ / RETAIL PREMISES WITH A GOOD FRONTAGE IN A CONVENIENT LOCATION

Totalling approximately 99.7 sq.m (1,073 sq.ft)

**NO 3 BRIDGE HOUSE, SHERBORNE ROAD,  
NEWTON ABBOT, DEVON, TQ12 2QX**



A new lease on this prominent and well fitted Café / Retail premises within this centrally located building in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and fronting a large public car park. The premises are currently arranged as a specialist and well fitted café and outside catering kitchen, with potential for seating for up to 40 covers. The premises could also suit a retail or Office use or as a training suite, subject to the usual consents.

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## SITUATION AND DESCRIPTION

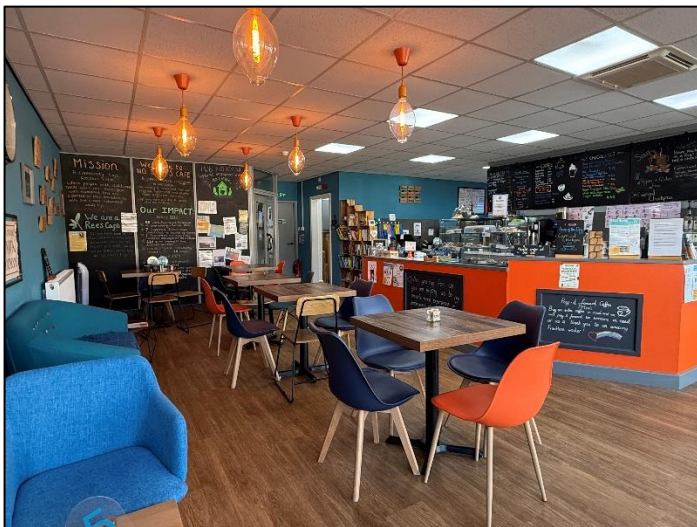
Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12½ miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are prominently located in a busy retail area directly opposite one of the main shopper's car parks in the town. Bridge House fronts both Sherborne Road and Courtenay Street, which is the prime retail area of Newton Abbot. The premises are currently fitted out to a high standard as a specialist café / outside catering kitchen and with a reconfiguration could be laid out to increase the number of tables and seating. The main fixtures and fittings are included such as the serving counters, extraction system etc, but the equipment can be made available by separate negotiation. A full inventory is available from the agents.

## ACCOMMODATION

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

**Retail / Office Area 10.62m x 9.38m (34'10" x 31'9") max**  
Wide frontage to Sherbourne Road with glazed double entrance doors. L shaped café area with LVT flooring and benching to both windows for further seating. Serving counter with cupboards under. Space for fridge. Wide serving area to the rear. Suspended ceiling with integrated strip lighting. Radiators as fitted.



To the rear of the servery area is a .....



## Kitchen

Well fitted with stainless steel sink and double drainer. Plumbing for commercial dishwasher. Extractor over cooking area. Range of commercial kitchen equipment available for purchase by separate negotiation. Full list available from the agents.



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#### Storage Area

Baxi wall mounted gas fired boiler. Plumbing for washing machine and tumble dryer.

#### Accessible Unisex Toilet

WC Suite with wash hand basin.

#### Office

3.59m x 2.77m (11'9" x 9'1") max

Glazing to 2 elevations. Carpeted. Suspended ceiling with integrated LED lighting. Trunking to one wall with power and data.



#### LEASE

A new 6 or 10 year effective FRI lease is available with an upwards only rent review at the midway point. A tenant only break clause could also be incorporated by negotiation, providing for 6 months prior written notice. The lease will be contracted outside of the landlord and Tenant Act.

#### RENT

£15,950 pax plus VAT is sought. A service charge of £360 per quarter plus VAT is payable for the maintenance of the building and common services, plus £492.10 pa for the buildings insurance. A range of commercial kitchen equipment is available for purchase by separate negotiation. Full list available from the agents.

#### BUSINESS RATES

Rateable Value: - £10,500 (2023 Valuation)  
We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101) for further information.

#### COMMERCIAL EPC

An EPC has been obtained and is available on request, or can be downloaded from the web site. The Rating is : - D 91

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords properly incurred legal cost and administrative costs, including abortive costs for the setting up of the new lease.

#### VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0458)



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#### Energy performance certificate (EPC)

34 Bridge House Shelborne Road NEWTON ABBOT TQ12 2JX	Energy rating <b>D</b>	Valid until: 19 June 2028
Property type		A1/A2 Retail and Financial/Professional services
Total floor area		165 square metres

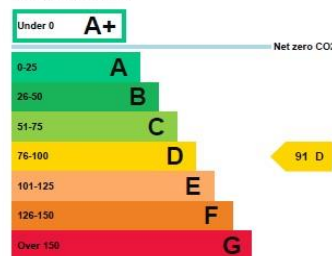
#### Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions. <https://www.gov.uk/government/topics/energy-efficiency-in-buildings/energy-efficiency-in-buildings>

#### Energy rating and score

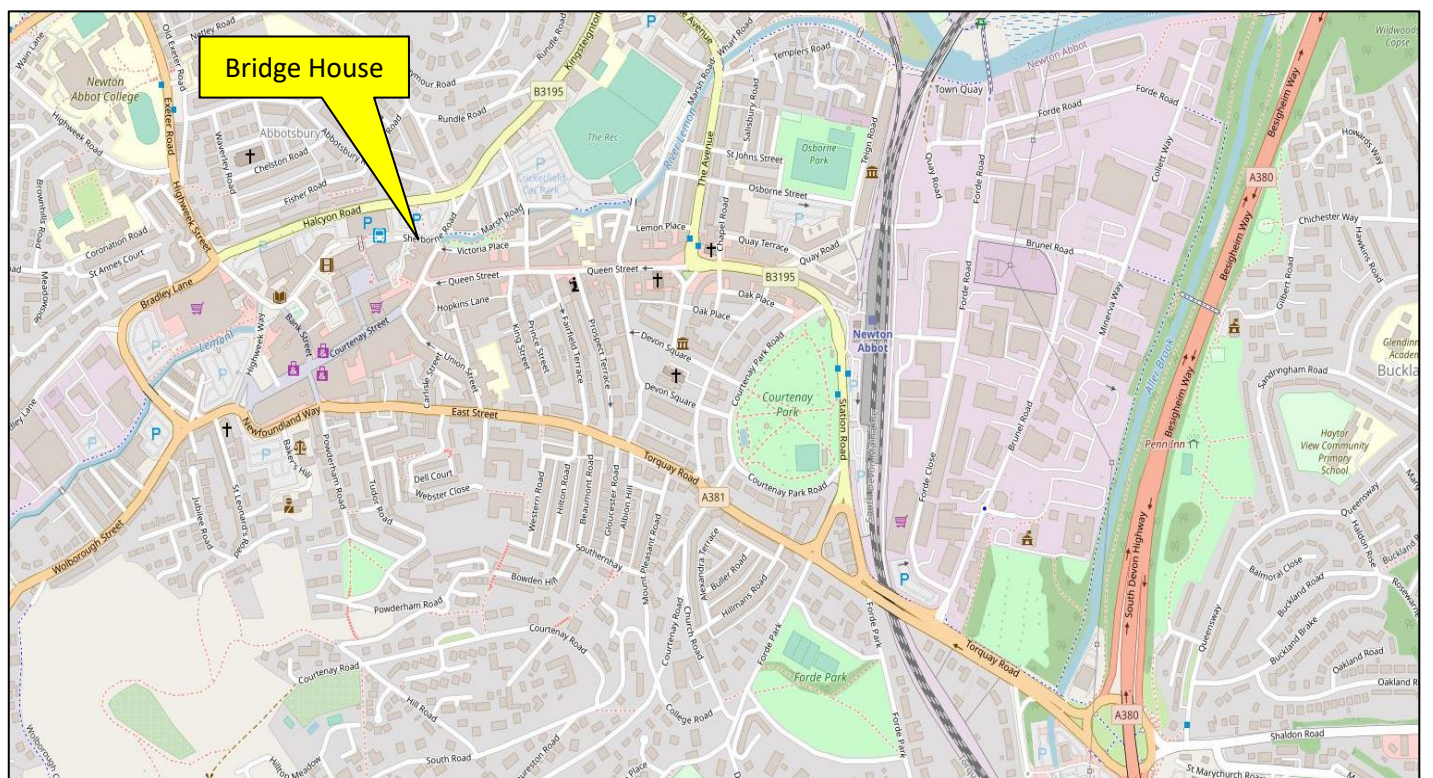
This property's energy rating is D.



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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.