

TO LET

PROMINENT AND SPACIOUS TOWN CENTRE GROUND FLOOR RETAIL PREMISES

Retail area of Approx. 109 sq.m (1,173sq.ft) on Ground Floor with rear access

**25 QUEEN STREET, NEWTON ABBOT,
DEVON, TQ12 2AQ**



An opportunity to enter into a new lease of this prominent Ground Floor retail premises at the top end of Queen Street in the centre of Newton Abbot, just a short walk from the prime shopping area in one direction, and the mainline railway station in the other. The Unit offers a spacious retail area, with rear store, customer and staff toilets and a staff kitchen area, and would be suitable for a wide variety of potential users.

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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 the top end of Queen Street, the main spine road running through the town and which has recently been redeveloped offering wider pavements and part pedestrianisation. The property is convenient for a number of public car parks and the professional office area of Devon Square and St Pauls Road. Due to its prominent frontage to Queen Street, the premises would ideally suit either a retail, restaurant or office user seeking to gain a presence in this busy market town, subject to any necessary consents.

ACCOMMODATION

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

GROUND FLOOR

Accessed from Queen Street via a recessed door to

Retail Area

16.39m x 5.69m (53'9" x 18'8") max

Prominent glazed frontage with full depth aluminium shop front with recessed glazed entrance door. Suspended ceiling with integrated strip lighting. Mainly tiled floor. Air con cassette. Counter to rear. Power as fitted. To the rear are



Customer Gents Toilet

2 urinals with WC Cubicle and wash hand basin with electric water heater over. Tiled floor and tiled walls.

Customer Ladies Toilet

WC suite with wash hand basin and electric over sink water heater.



A passageway from behind the counter leads to

Staff Kitchen

2.77m x 2.18m (9'1" x 7'2") max

Stainless steel sink unit with single drainer inset into worktops with cupboards below. Over sink water heater. Wall cupboards over. Space for fridge. Window. Power as fitted.

Staff Toilet

Low level WC suite with wash hand basin. Electric over sink water heater. Electric wall heater. Window.

Staff Toilet

Low level WC suite with wash hand basin. Electric over sink water heater. Window.

EXTERNALLY

To the rear of the property is a delivery access which is available to the Retail Unit.

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BUSINESS RATES

Rateable Value: - £20,750 (2023 Valuation list)

For further information on the Business Rates currently payable for the property please contact the Business Rates Department at Teignbridge District Council on (01626 361101)

RENT

A rent of £20,000 per annum is sought.

TENURE

The premises are available by way of a new 6 or 10 year effective FRI lease by way of service charge. The lease will include a mid-term upwards only rent review. A tenant only break clause can also be incorporated at the mid-way point if required providing for 6 months prior written notice.

The tenants will be required to reimburse the landlords for a proportion of the Buildings Insurance premium. The Landlords will require a 3 months rent deposit which will be held for the duration of the term. The lease will be contracted outside of the landlord and Tenant Act.

SERVICES

We understand that mains water, drainage and electricity are available to the premises. Interested parties are encouraged to make enquiries of the various service providers to ensure the supply is sufficient for their use.

LEGAL COSTS

The incoming tenant is to make a contribution of £395 plus VAT towards the landlords legal costs, including abortive costs, for the preparation of the new lease.

VAT

We have been advised that VAT is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with a full version is available to download from the web site. The rating is: C 64.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0851)

Energy performance certificate (EPC)



Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

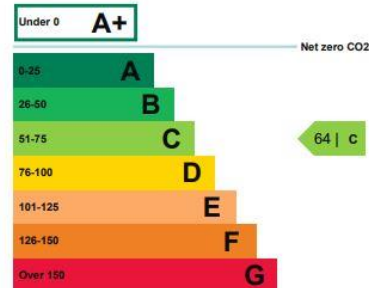
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/102618/Non-Domestic_Property_Minimum_Standard_-_Guidance_for_landlords.pdf

Energy efficiency rating for this property

This property's current energy rating is C.



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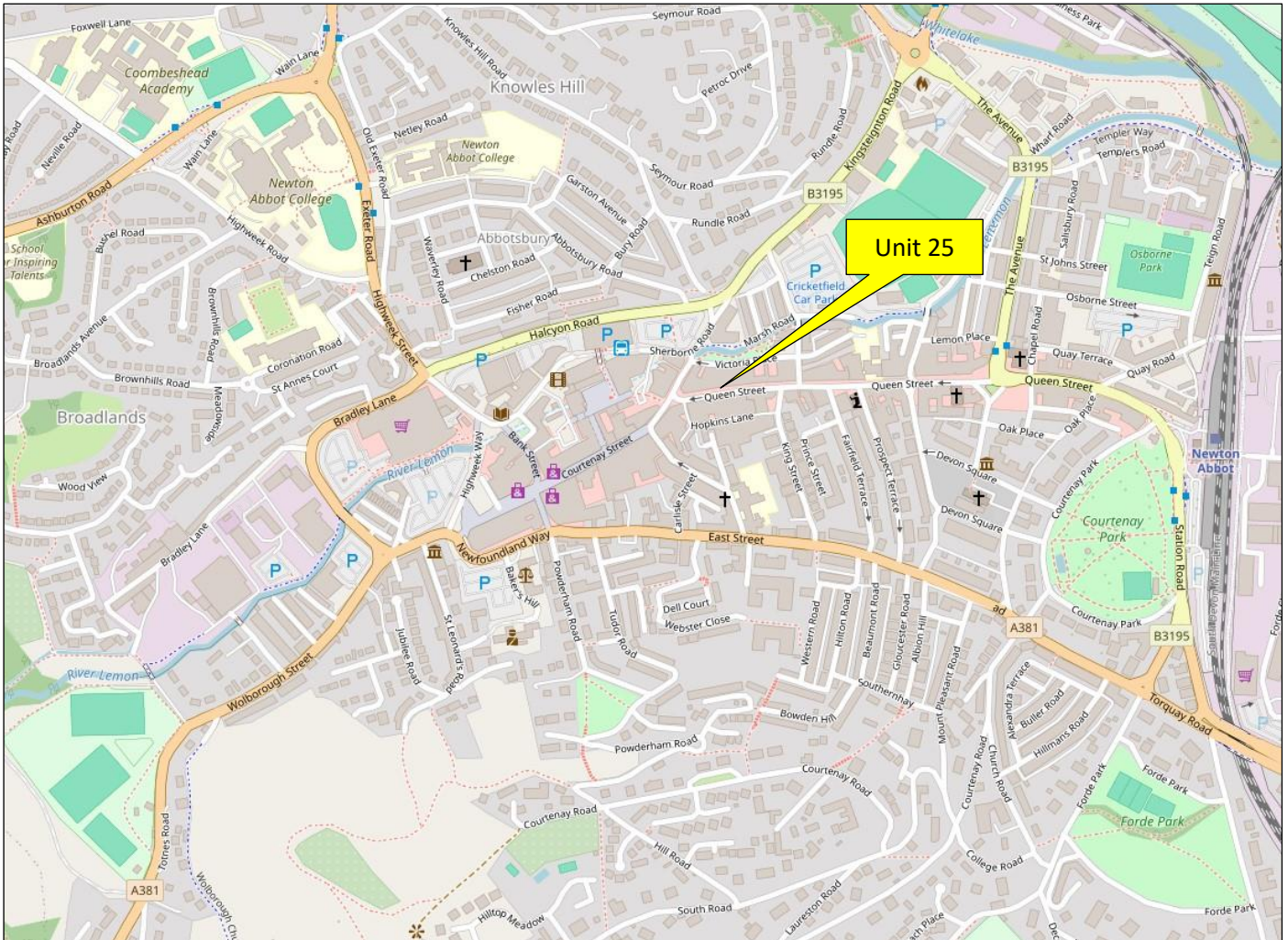
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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