

# TO LET

## RECENTLY REFURBISHED RETAIL / OFFICE PREMISES IN CENTRAL NEWTON ABBOT LOCATION

Totalling approximately 73 sq.m (786 sq.ft)

**53 QUEEN STREET, NEWTON ABBOT  
DEVON, TQ12 2AU**



A new lease is available on this recently refurbished Retail / Office premises prominently located fronting Queen Street, the main arterial route through the town leading up from the mainline railway station. The premises have a good frontage with deep glazed display windows and a central recessed entrance door, and are suitable for a wide variety of users, subject to all 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 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 with limited stay on road parking available outside. These refurbished premises are suitable for a wide variety of potential users, subject to the usual consents.

### ACCOMMODATION

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

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

#### Retail Area

**7.03m x 5.44m (23'1" x 17'10") max**

Double fronted shop front with recessed central glazed door. Deep glazed window display. Suspended ceiling with integrated strip lighting.



#### Rear Retail Area

**4.59m x 4.24m (15'1" x 13'11") max**

Suspended ceiling with integrated strip lighting. Power as fitted. Window to side. Door to ..



#### Kitchen Area

**4.89m x 1.96m (16'0" x 6'5") max**

Range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Tiled splashback. Power as fitted. Space for fridge. Altro flooring. 2 open fronted storage areas.





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### Toilet

Newly fitted Low level WC suite plus pedestal wash hand basin with electric over sink water heater. Altro flooring. Window.

### LEASE

A new 6 year effective FRI lease is available with a rent review at the midway point. A tenant only break clause could also be incorporated if required at the end of the third year requiring 6 months prior written notice. A 3 months rent deposit may be required, full details are available on request from the joint sole agents.

### RENT

A rent of £12,000 per annum is sought for this recently refurbished and well located Retail / Office premises in the centre of the town.

### BUILDINGS INSURANCE

The tenants will reimburse the landlords for a fair proportion of the Buildings Insurance premium.

### VAT

We understand that VAT is payable on the rent.

### BUSINESS RATES

Rateable Value: - £13,500 (2023 valuation)

We understand that qualifying businesses could 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 : - C 52

### LEGAL COSTS

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

### SERVICES

Mains water, drainage and electricity are available to the premises.

### VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of George Helmore at Bettsworths (01803 212021) or Tony Noon at Noon Roberts (07831 273148) Ref (0872)



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30/01/2024, 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

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

Rating	Score Range
A+	Under 8
A	9-23
B	24-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

63 C

**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>

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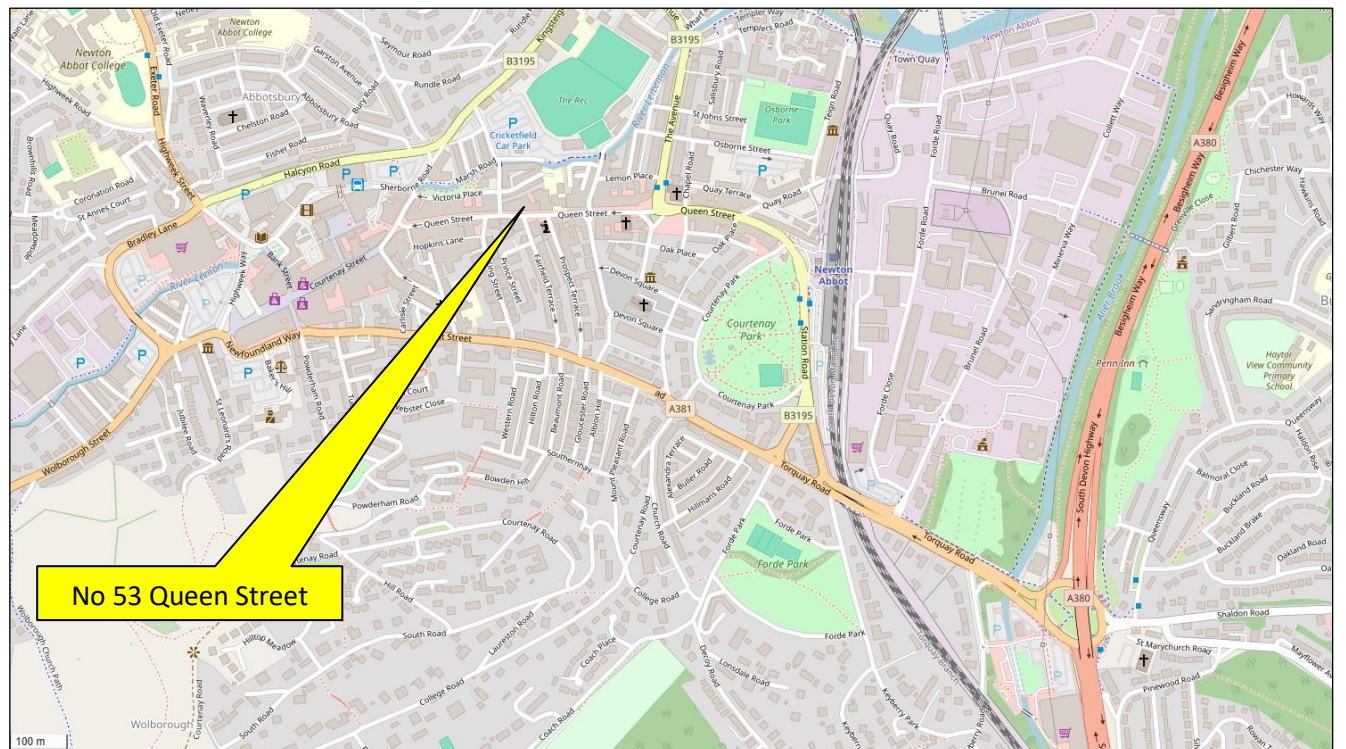
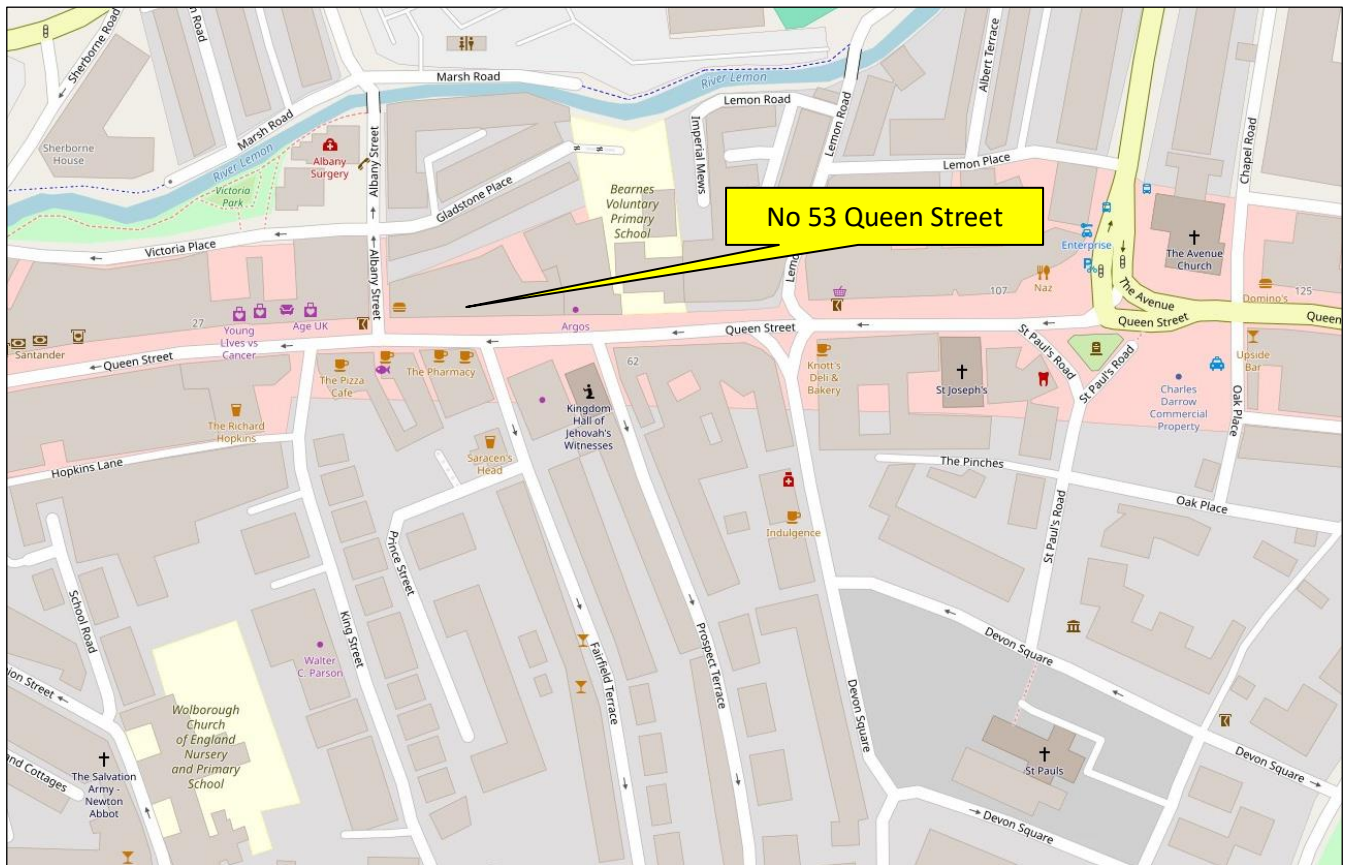




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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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