

Lot 55

Auction Date:
11th December
2025

Commercial Investment Comprising Two Prominent Town Centre Units

📍 7 & 9 Bank Street, Newton Abbot, Devon, TQ12 2JL

GUIDE PRICE

£190,000+ * + FEES

Currently let at £20,950 per annum



Scan the QR code to view the property online



CATEGORY

🏠 Commercial
Investment

TENURE

🚩 Freehold

A freehold commercial investment comprising two let retail units with first floor office accommodation. The property is situated in a vibrant trading position in the town centre.

7 BANK STREET

GROUND FLOOR

Retail area and rear store room.

FIRST FLOOR

Landing, two offices and W.C.

TENANCY

Let on a 6-year lease from 17th April 2025 at a current rental of £8,950 per annum. Further details will be included in the legal documentation, available to download from the Clive Emson website.

EPC RATING

D (100). Total Floor Area 84 sq.m.

9 BANK STREET

GROUND FLOOR

Retail area and rear store room.

FIRST FLOOR

Landing, three offices, kitchen and W.C.

TENANCY

Let on a 6-year lease from 15th September 2025 at a current rental of £12,000 per annum, rising to £13,000 per annum. Further details will be included in the legal documentation, available to download from the Clive Emson website.

EPC RATING

C (74). Total Floor Area 138 sq.m.

AUCTIONEER'S NOTE

For information relating to the current ratable value and other available data go to <https://www.tax.service.gov.uk/business-rates-find/search> and enter the postcode for the property into the appropriate search field.



The map and satellite images are based on postcode information and are available for for directions only. They may not necessarily show the exact lot being offered, but will be in close proximity. Please refer to the sale plan in the legal documentation for precise details of the lot to be sold.

James Lofthouse/Audrey Smith
on [01392 366555](tel:01392366555)

Viewings by arrangement
with

Noon Roberts

PROPERTY CONSULTANTS

Noon Roberts Property Consultants

Service Providers

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organisation or firm

Additional Pictures

Important

All lots are sold subject to the legal documentation which includes the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum, which will be available on Auction Day.

* Price Information

Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve (a figure below which the Auctioneer cannot sell the Lot during the Auction).

We expect the reserve will be set within the guide range or no more than 10% above a single figure guide. Please check our website regularly at cliveemson.co.uk, or contact us on 01622 608400, in order to stay fully informed with the up-to-date information.

Additional Fees

An Administration fee and Other non-optional fees may also be payable in addition to the bid price. All lots are offered subject to the Common Auction Conditions and Special Conditions of Sale or Revised Special Conditions of Sale (as applicable) and may include the repayment of search and other fees and or costs payable by the buyer.

All buyers are advised to inspect all available legal documentation prior to bidding and will be deemed to fully understand what they may be liable for if they are successful in purchasing. This should also include Stamp Duty, Land Registry fees and VAT which may become payable on completion in line with any property transaction, whether it is by auction or private treaty. If, as a buyer, you are in doubt you should seek advice from your own professional advisors. For more information on fees please go to [Buyers Fees](#)