

FOR SALE

TOWN CENTRE WORKSHOPS WITH LARGE 3 BED APARTMENT IN A MEWS STYLE SETTING IN THE CENTRE OF NEWTON ABBOT (LAPSED PLANNING CONSENT FOR 8 RESIDENTIAL UNITS)

Gated mews Garage / Workshops / Storage premises on ground and part 1st floor totalling some 370 sq.m (3,983 sq.ft) plus self-contained 3 bedroom apartment with separate access from central courtyard with ample parking and large raised garden area

KINGS MEWS, JETTY MARSH ROAD, NEWTON ABBOT, TQ12 2SL



An unusual opportunity to acquire this town centre Mews Garage / Workshop / Storage premises with spacious self-contained 3 bedroomed apartment, central gated courtyard with ample parking and raised garden area to one side. The premises are suitable for a variety of potential uses including garage / workshops or storage, and also have development potential as planning consent was granted in 2009 for conversion into 8 dwellings which has now lapsed. The premises are therefore suitable for an owner occupier or developer, subject to 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 just a short walk from the avenue, the town centre and the Main Line Railway Station. 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 corner of Jetty Marsh Road and Newton Road offering easy access to both the Town centre, but also Kingsteignton and the A380 dual carriageway, and Heathfield and the A38 dual carriageway. The premises have been used for many years as a Garage for a racing and specialist car workshop on the ground floor with their 3 bedroom apartment over the top. The remainder of the stone buildings have then been let to a removals company for storage. The premises have in the past had planning consent granted for Residential Development, but this has now lapsed. The premises would therefore suit either redevelopment, or for an owner occupier to use the commercial space and either live in the apartment or rent this out for a useful income. The central courtyard is gated and secure and offers parking for up to 10 cars. The premises are now offered with vacant possession.

ACCOMMODATION

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

GROUND FLOOR WORKSHOP / GARAGE

Workshop / Garage No 1 15.56m x 6.67m (51'0" x 21'11") max

Accessed from the central courtyard via a wide sliding door with glazed panels. Concrete floor. Windows to rear and side. Power as fitted. Suspended ceiling with strip lighting.



Toilet

WC cubicle with wash hand basin.

Workshop No 2 7.38m x 3.59m (24'3" x 11'9") max

Leading off to the side of the main workshop No 1 with window to the side elevation. Part concrete and part cobbled floor. Potential for a door directly off the courtyard if required. Roof lights.



Store

3.61m x 2.40m (11'10" x 7'10") max

Stable door to courtyard. Concrete floor. Power and light as fitted.

On the other side of the courtyard is a 2 storey stone warehouse / workshop building with a covered loading bay and recessed entrance door leading to

WAREHOUSE BUILDINGS

Accessed from the courtyard to

GROUND FLOOR

Office

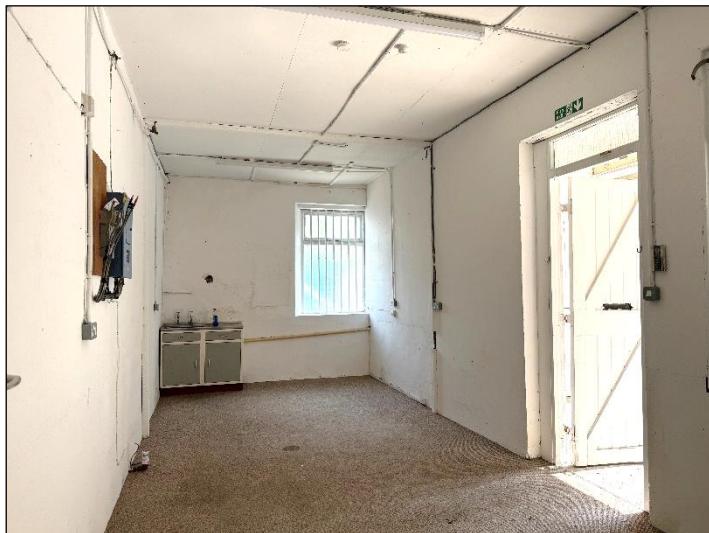
7.38m x 3.11m (24'3" x 10'2") max

2 windows. Carpeted. Stainless steel sink with single drainer and cupboards below. LED lighting and power as fitted.

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Workshop / Store **15.99m x 5.25m (52'6") max**

3 windows overlooking the courtyard. Concrete floor. Strip lighting. Power as fitted. Sliding door to covered loading bay.



FIRST FLOOR APARTMENT

The apartment is currently accessed from the Garden area at the upper level with steps and a pathway from Jetty Marsh Road, or there is a reduced head height staircase which leads directly up from the workshop below.



Toilet

Located off the courtyard with a WC cubicle with wash hand basin and electric over sink water heater.

FIRST FLOOR

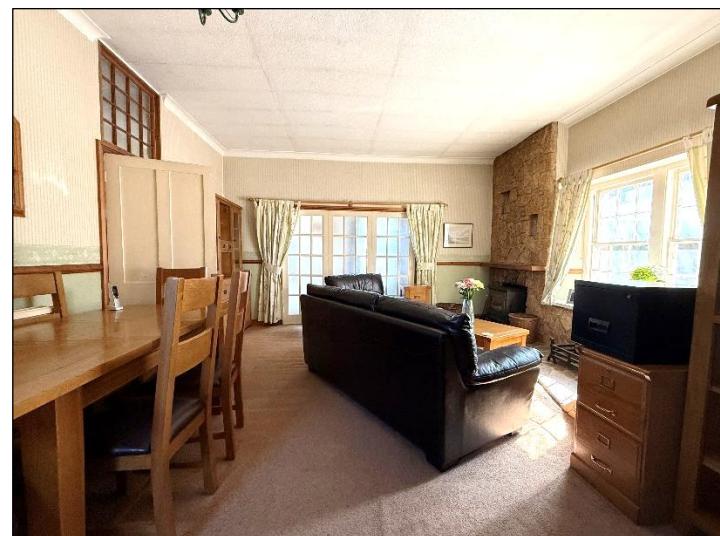
From the courtyard an external metal staircase leads up to an

Office / Store **5.28m x 3.9m (17'4" x 12'9") max**

Window to courtyard. Power and light as fitted. Carpeted. Double sliding doors to

Workshop / Warehouse **19.77m x 5.24m (64'10" x 17'2") max**

4 windows to courtyard. Power and light as fitted. Feature stone walls with



Rear Hallway

A reduced height staircase leading down to the workshop. A rear lobby with glazed door provides a rear access door to the courtyard area and access to the front of the property.

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Kitchen

3.00m x 2.95m (9'10" x 9'9") max

Fitted range of wall and base units with worktop and inset stainless steel sink unit and single drainer. Electric cooker point with extractor hood over. Tiled splashback. Power as fitted. Laminate flooring. Window to rear.



Bathroom

2.92m x 2.07m (9'7" x 6'9") max

Panelled bath with shower attachment over with glazed screen. Pedestal wash hand basin. WC suite. Radiator and towel rail. Window. Wood strip floor. Part tiled walls.



Bedroom No 1

4.42m x 3.36m (14'6" x 11'0") max

Window to front and side. Carpeted. Range of Fitted wardrobes to one wall with cupboards over. Radiator. Carpeted.



Bedroom No 2

5.65m x 2.77m (18'6" x 9'1") max

Window. Radiator. Carpeted. Wardrobes to one wall with fitted cupboards over.

Bedroom No 3

3.81m x 2.71m (12'6" x 8'10") max

2 windows to the front. Radiator. Carpeted.



EXTERNALLY

To the front of the property is a lovely courtyard with patterned brick paviours which is gated and secure with vehicular access from Jetty Marsh Road.

This courtyard provides access to all units and offers parking for up to 10 vehicles, plus a concreted plinth which is suitable for locating storage containers or for additional parking / storage. The site totals just over 0.25 of an acre.

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At a higher level to the courtyard is a pathway which provides the access to the apartment via a sheltered terrace, but also a spacious sloping garden area which has a small plateau at the top.



SERVICES

We have been advised that mains water, drainage and electricity are available to the premises. Interested parties are encouraged to make enquiries with all the relevant service providers to ensure the supplies are sufficient for their proposed use.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a copy will be available to download from the web site. The Workshop ratings are: E 112 & D 90
The rating for the Apartment is: E 50

PLANNING

We understand the premises have most recently been used as a specialist motor engineer on the ground floor workshop with a 3 bedroom owners apartment over. The additional 2 storey stone buildings have been used for furniture storage.

In addition in 2004 and renewed in 2009 planning consent was granted for the conversion of the buildings into 8 two and three bedroom dwellings with garaging and parking, which has now elapsed. (Application No:- 2004/3725/01/04)

Interested parties in the development of the buildings are recommended to make their own enquiries with Teignbridge District Council Planning Department (01626 361101) to ensure their proposed use will be acceptable. The vendors have confirmed that they are not seeking subject to planning offers.

BUSINESS RATES

Rateable Value

Ground Floor Workshop – To be re-assessed

First Floor Workshop – To be re-assessed

Apartment - Council Tax band C

For further information on the Rates payable please contact Teignbridge District Council (01626 361101)

PRICE AND TENURE

Offers are sought in excess of £395,000 for the freehold of this conveniently located town centre property with Commercial and Residential development potential, subject to necessary consents, and with vacant possession on completion.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0862)



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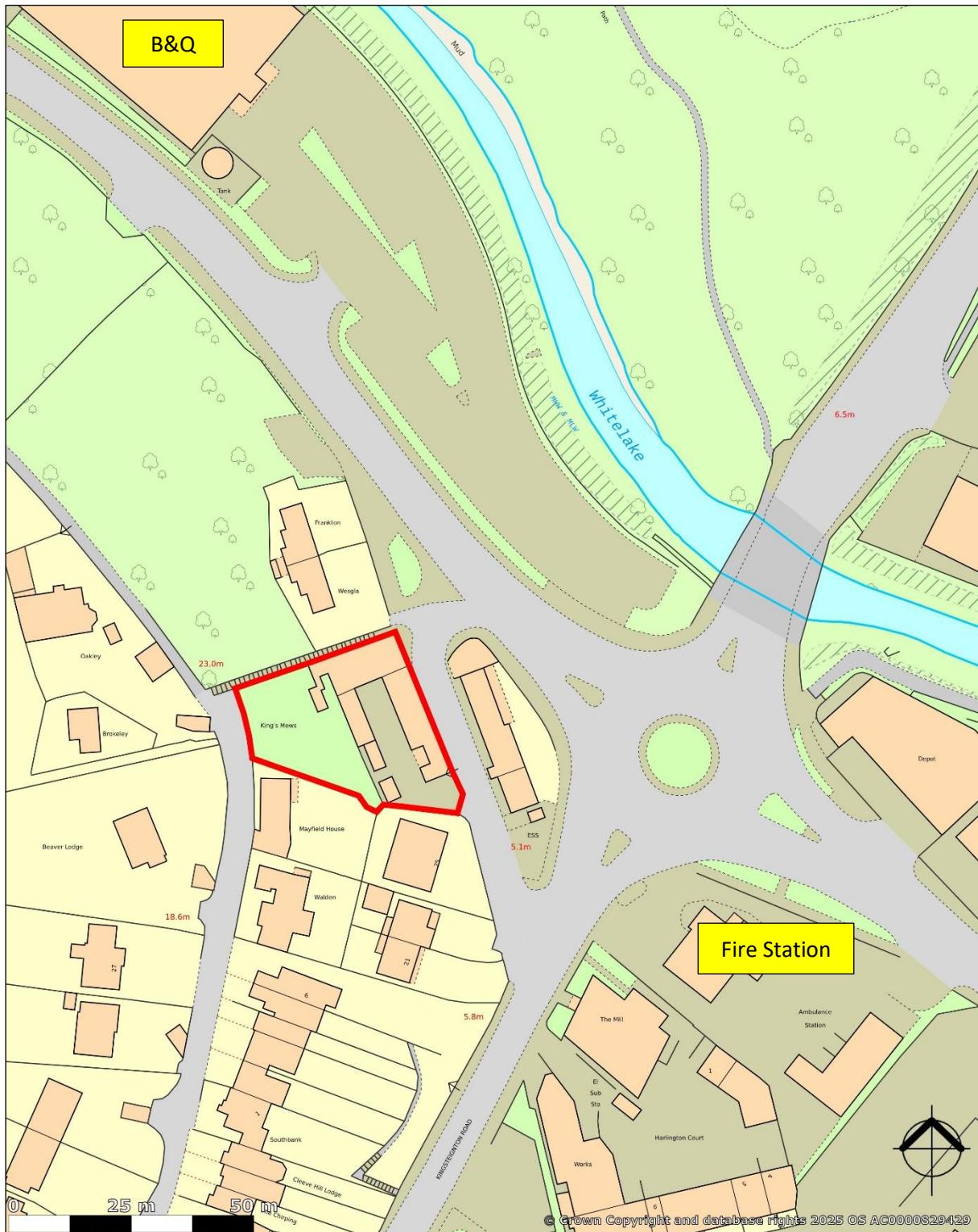
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