

Freehold

Retail/Office/Residential Premises

- Prominent high street position within Newton Abbot
- Ground floor area totalling 920 sq ft
- First & Second floor totalling circa 1,200 sq ft
- Rear investment unit let at £7,000 p/a (included)
- Planning Permission for 1st & 2nd floor resi apartment
- Large volume of passing foot and vehicle traffic
- EPC rating E
- May suit a variety of use classes (STPP)

Freehold Price: **£250,000 Guide Price**



88 Queen Street

88 Queen Street, Newton Abbot, Devon, TQ12 2ET

Ref: cd-70092

Situation

Newton Abbot is a popular and thriving market town located in the district of Teignbridge which has a population of circa 130,000. Benefiting from a wide catchment area and with excellent road and rail links to major cities such as Exeter (17 miles north) and Plymouth (32 miles south west), whilst also being on the main line rail network. Newton Abbot is also an ideal base to explore destinations such as Torbay, the South Hams and Dartmoor National Park, all a short drive away. 10a Queen Street is on the main vehicular thoroughfare of the town centre.

The Property

Prominent terraced property briefly comprising front entrance with open plan office/retail area of 920 sq ft, first floor area of 594 sq ft including WC with storage on the second floor. The first & second floors now have a live residential permission, which includes a new shop front. Additionally, the property also has a rear store, which is currently let at £7,000 per annum.

Internal Details

Front entrance giving access to...

Open plan ground floor trading area - (918 sq ft) currently used for office space however a versatile

space including suspended ceiling with lighting and rear kitchenette.

First floor - (594 sq ft) accessed via either the front or rear stairwell giving access to a large, open plan room with WC's off.

Second Floor - Further storage with 2 large room front and rear facing.

Tenure Details

Freehold. Vacant possession on the main building and apartment, with investment (unit let) on rear storage shed.

Rateable value & business rates

Current valuation as registered on the 2017 rating list is £11,250.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.



Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremise.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;

2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;

3) No person in the employment of Charles Darrow has any authority to make or give any representation of warranty in relation to this property.

SUBJECT TO CONTRACT

To arrange a viewing please contact:

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