



For Sale

90 Queen Street, Newton
Abbot, TQ12 2ET

3 Storey retail/storage premise with 2
parking spaces

Potential for residential conversion on the
upper floors (STP)

Sales are 534 sq ft (49.63 sq m) with
scope to increase this to 1000 sq ft

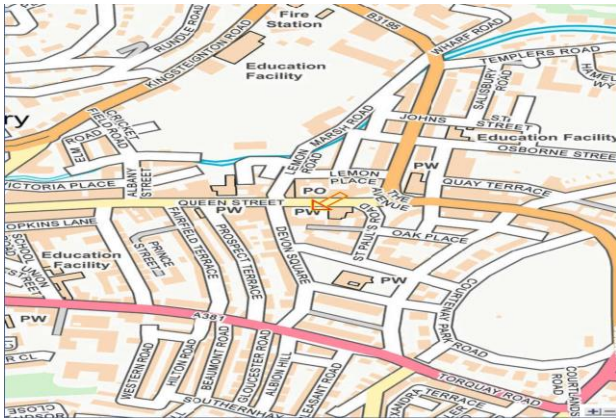
Offers in the region of £225k

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Location & Description

Newton Abbot is a market town located approximately 17 miles to the south of the city of Exeter and 7 miles to the east of Torbay conurbation, it is positioned on the main London Paddington to Penzance rail network. Having a population of approximately 24,000 inhabitants Newton Abbot has its own racecourse and a range of retail warehouses in addition to traditional retail centre which is arranged in a linear configuration.

The prime retail pitch is regarded as Courtenay Street, Queen Street comprising a strong secondary retail pitch at the western end becoming tertiary at its eastern end where it abuts The Avenue. Newton Abbot's historic office core is located around Devon Square immediately to the south of Queen Street, which itself is a one way street with limited on street pay and display parking.

The property comprises a 3 storey mid terrace mixed use retail/storage unit. The ground floor comprises of a self contained retail unit with 4 storage rooms, kitchen and disable WC to the rear. There is scope to knock through the retail area into the storage rooms to create a larger retail space. There is also access to the rear storage via the rear service lane where there are two parking spaces which are included with the demise. There is access to the first and second floor from both the front of the property via Queen Street and also via a steel staircase from the rear of the building. At present the first and second floors provide ancillary storage space. On the first floor there is one large open area with a separate kitchen and WC. On the second floor there are two further rooms.

To the rear there is a small external area where two cars can be parked. Access is via the rear service lane.



Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor

Retail sales area	49.63 sqm
Gross frontage	5.66m
Shop width	5.41m
Shop depth	10.22 m
Store 1	20.6 sq m
Store 2	16.26 sq m
Store 3	13.52sq m
Store 4	10.92sq m
Kitchen	10.44sq m

First Floor

Store	42.2sq m
Kitchen	4.5sq m

Second floor

44.35sq m

Rateable Value

We understand that the property is shown in the 2017 Rating List has having a rateable value of £9,200. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C (67)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Tenure

Our clients are willing to sell their freehold interest in the property for which they are seeking offers in the region of £225K

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 13295

Date: 7 May 2021



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