

# 37b Torquay Road

Ref No: 5103

Newton Abbot, Devon, TQ12 2HZ



## Commercial Premises in Central Newton Abbot

Versatile Premises Suitable for Light Commercial

Gross Internal Area Approx. 107m<sup>2</sup> (1,152 sq ft)

Yard Space/ Parking for 4 – 5 Vehicles

Central Location with Quick Access to Penn Inn

£150,000 Freehold

Interested in this property?

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## LOCATION

Newton Abbot is a vibrant market town located in the heart of South Devon. Newton Abbot benefits from outstanding connectivity, with its railway station providing regular services to the nearest cities of Exeter and Plymouth. The town is strategically located near the A380 and A38, ensuring convenient road access to Exeter, Torbay, and the wider Southwest region.

The property itself is located in a central position in Newton Abbot, adjacent to Courtenay Park and a short walk from Newton Abbots train station and the Town centre. Torquay Road is a main route through Newton Abbot connecting the A380 to the A38, meaning the unit is conveniently located for business looking for easy access to both Plymouth, Exeter and Torbay.

## DESCRIPTION

The property is a former block of garages, converted into a singular commercial unit. Currently used as lab, office and retail area for South Devon Optical. The property has been well fitted for commercial lab/ workshop use, with a kitchenette, WC and gas central heating.

Externally there is a parking area, with space for 4 – 5 vehicles.

The property is well set up for another light manufacturing/ small distribution business that can benefit from the commercial space and parking/ loading area.

The accommodation briefly comprises:-

### RECEPTION

10' 10" x 8' 0" (3.30m x 2.43m)

### CONSULTATION ROOM

11' 6" x 8' 6" (3.51m x 2.59m)

### OFFICE

21' 4" x 8' 4" (6.49m x 2.55m)

### LABORATORY

29' 8" x 10' 10" (9.03m x 3.29m)

### LABORATORY

29' 8" x 9' 10" (9.03m x 3.00m)

### KITCHENETTE

### WC

### UTILITIES

The property is connected to electric, gas and mains water and drainage. The property benefits from a gas central heating system.

### TENURE

Freehold.

### PRICE

An asking price of £150,000.

### LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## BUSINESS RATES

2023 List: £7,800

**Please note this is not the Rates Payable amount.** Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## EPC AWAITED

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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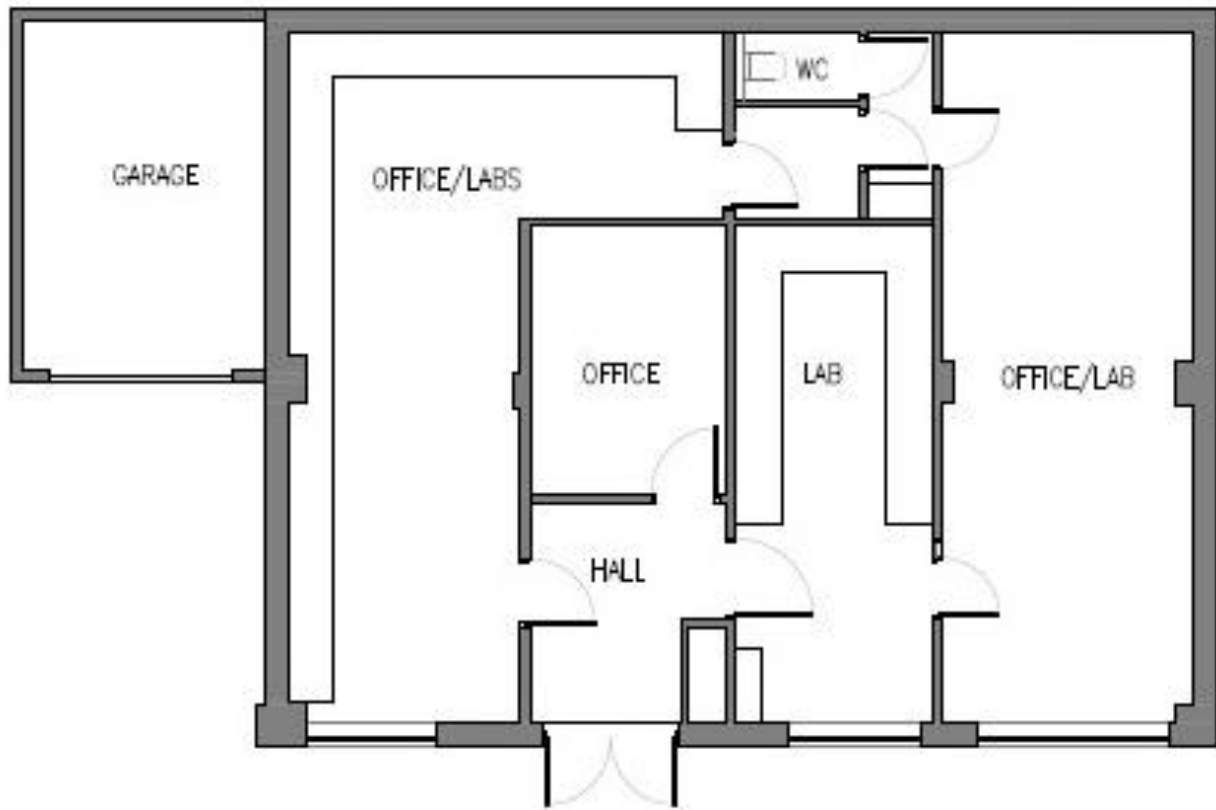
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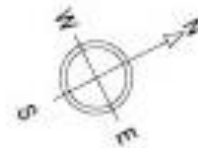


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**GROUND FLOOR PLAN**  
Scale 1:100



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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