



# 138 Queen Street

Newton Abbot, Devon, TQ12 2EY



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**Fantastic Mixed Resi/Commercial Refurbishment Opportunity  
4x Bedroom Maisonette and Ground Floor Commercial Unit  
Maisonette Benefitting from Generous Rear Extension, Garden and Garage  
Located in a Highly Desirable Commercial Trading Parade  
Potential Buy & Hold Investment or Split & Sell – Viewing Highly Recommended**

## LOCATION

The property occupies a prominent location on Queen Street, close to the Town Centre and Newton Abbot Railway Station. This is a main route through central Newton Abbot and the property is located on a highly visible spot, well situated to benefit from the high volumes of passing vehicles and pedestrians. This thriving area of Newton Abbot offers a variety of nearby occupiers including Independent Retailers, Restaurants and Takeaways, Health & Beauty and Office occupiers.

## DESCRIPTION

138 Queen Street is a mixed-use property in Newton Abbot Town Centre. The property is arranged as a ground floor commercial unit with a 4-bedroom maisonette spread across ground and first floor.

The commercial unit is currently vacant. This provides an opportunity for a purchaser to either develop the unit or more permanently split the commercial unit from the residential accommodation.

The maisonette is also being sold with vacant possession and offers an exciting refurbishment opportunity. The property is generously sized with a two-storey extension at the rear providing a large living area and master bedroom. The maisonette benefits from a private garden, a garage and access via the rear on Oak Place.

The property will certainly be of interest for those parties looking for a mixed-use investment or a split and sell refurbishment opportunity.

Ref No: 2905

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The accommodation briefly comprises:-

## **COMMERCIAL UNIT**

Access from Queen Street.

## **RETAIL AREA**

14' 5" x 12' 5" (4.40m x 3.774m)

## **PARTITIONED BEAUTY ROOM**

13' 5" x 7' 6" (4.08m x 2.29m)

## **KITCHENETTE**

## **WC**

## **RESIDENTIAL ACCOMODATION**

## **GROUND FLOOR**

Access from Queen Street.

## **HALLWAY**

With stairs to first floor and door to:-

## **KITCHEN**

11' 11" x 9' 7" (3.64m x 2.93m)

Door to:-

## **LIVING ROOM**

18' 5" x 10' 6" (5.62m x 3.20m)

With door out to the rear garden.

## **FIRST FLOOR**

## **LANDING**

9' 9" x 7' 5" (2.96m x 2.26m)

With doors to:-

## **MASTER BEDROOM**

22' 5" x 10' 6" (6.82m x 3.20m)

## **BATHROOM**

9' 0" x 6' 6" (2.75m x 1.98m)

Modern bathroom suite, with walk in shower, WC and sink.

## **WC**

## **BEDROOM**

12' 5" x 12' 3" (3.79m x 3.74m)

## **BEDROOM**

12' 8" x 10' 2" (3.86m x 3.10m)

## **BEDROOM**

9' 5" x 7' 3" (2.88m x 2.20m)

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## EXTERNAL

To the rear of the property is a walled garden and a single garage with access out to Oak Place.

## GARAGE

## UTILITIES

We understand that the property is connected to gas, electric and mains water & sewage. We understand there is one supply for the whole premises and the commercial and residential units are currently not separately metered.

## NOTICES

We have been made aware that the window on the shop has been altered by the prior occupier without formal planning consent. Enforcement notice hasn't been served but the local planning authority will expect a new owner to either return the window to a smaller size or to submit a retrospective planning application.

## COUNCIL TAX BAND C

## BUSINESS RATES

2023 List: £3,850.

Eligible parties would be able to claim 100% Small Business Rates Relief on the commercial unit.

## EPC RATINGS

Commercial Unit – C.

Residential Unit – E.

## VIEWING

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



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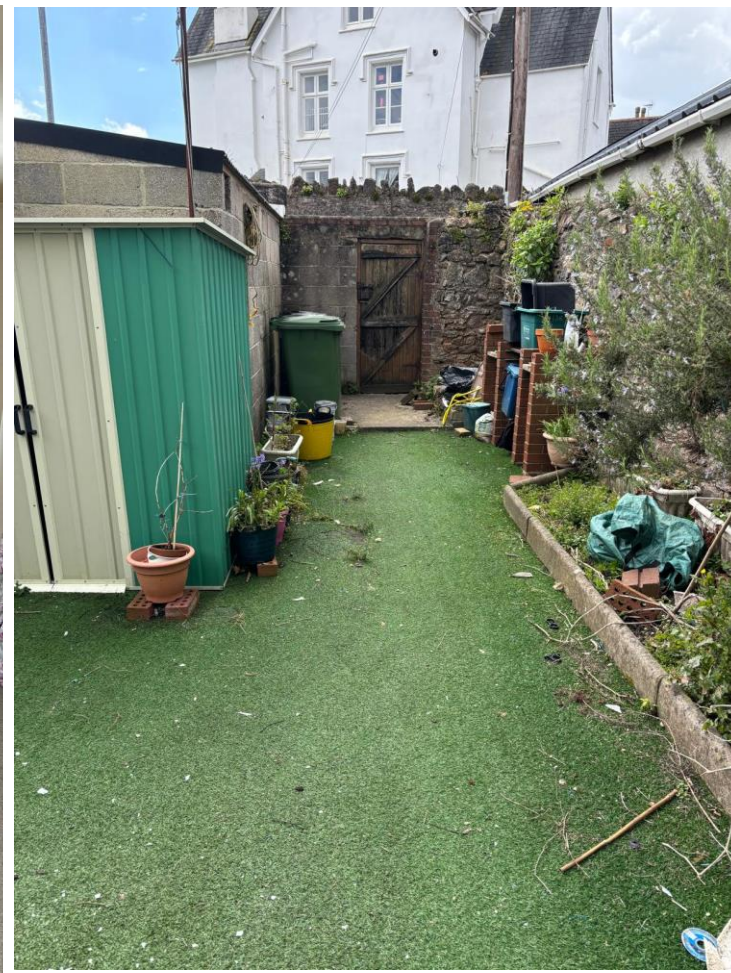






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