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175 Queen Street

Newton Abbot, Devon, TQ12 2BS



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Mixed Residential/Commercial Freehold Available
Retail Unit with Ancillary Floors and Spacious 1 Bedroom Flat
Retail Unit GIA of Approximately. 72m² (778 sq ft)
Located in a Highly Desirable and Visible Commercial Trading Location
Of Interest to Owner Occupiers and Developer/Investors – Viewing Recommended

LOCATION

The property occupies a prominent location on Queen Street, close to the Town Centre and Newton Abbot Railway Station. This is the 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

175 Queen Street is a mixed-use property in Newton Abbot Town Centre. The property is arranged as a ground floor retail unit with first and second floor ancillary and a 1-bedroom flat, spread across ground and lower ground floor.

The residential and commercial areas are currently connected, and both occupied by the vendor. The property is excellently suited for another owner occupier or could be more permanently split into two separate units.

The property is being offered for sale due to retirement and is to be sold with vacant possession of the whole.

Ref No: 4848

£220,000 Freehold

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The accommodation briefly comprises:-

RETAIL UNIT

Access from Queen Street.

RETAIL AREA

30' 8" x 14' 1" (9.34m x 4.28m)

Stairs up to:-

CLASSROOM

22' 4" x 13' 11" (6.80m x 4.24m)

Stairs up to:-

ATTIC ROOM

13' 5" x 11' 7" (4.10m x 3.52m)

With restricted head height.

Door from the rear of the retail area, leading to:-

RESIDENTIAL ACCOMODATION

HALLWAY

Doors to:-

KITCHEN

12' 8" x 11' 10" (3.85m x 3.60m)

WC

Stairs down to:-

LOWER GROUND FLOOR

With doors to:-

BEDROOM

20' 9" x 12' 6" (6.32m x 3.80m)

With built in storage cupboards.

SHOWER ROOM

With corner shower, toilet and sink.

LIVING ROOM

21' 9" x 10' 3" (6.64m x 3.13m)

With door to:-

COURTYARD GARDEN

Door into:-

GARAGE

14' 9" x 13' 4" (4.50m x 4.06m)

Fronting onto the lane at the rear of Queen Street. This provides another means of access into the flat, without walking through the shop. The garage is double height and provides scope for further accommodation, such as a utility area, car port, etc.

UTILITIES

We understand that the property is connected to electric, mains water & sewage. We understand there is one supply for the whole property and the commercial and residential areas aren't separate.

COUNCIL TAX BAND A. EPC'S AWAITED.

BUSINESS RATES

2023 List: £4,450. Eligible parties will be able to claim 100% Small Business Rates Relief on the commercial unit.

VIEWING

Viewings can be arranged by prior appointment with the Sole Agents, Bettesworths.

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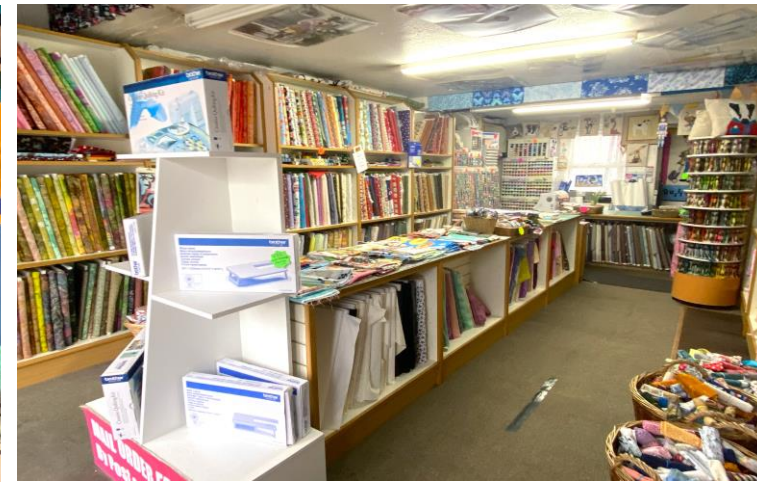
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