

# 53 Queen Street

Ref No: 4897

Newton Abbot, Devon, TQ12 2AU



## Smart, Newly Refurbished Retail Unit in Central Newton Abbot

Suitable for Many Retail or Professional Uses

Internal Area Approx: 75m<sup>2</sup> (807 sq ft)

Clean Stripped Space, Ready for Tenant's Shop Fit

Highly Visibility & High Footfall Area with On Street Parking Immediately Outside

Annual Rental of £12,000

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Newton Abbot, Devon, TQ12 2AU

## LOCATION

Queen Street is Newton Abbot's main edge of prime retail area, connecting the pedestrianised Courtenay Street with The Avenue.

This thriving pitch is home to many independent and multiple retailers, as well as leisure and catering outlets, fashion and beauty, food and professional service businesses.

Queen Street has the benefit of metered on street parking and the large 'pay and display' Cricket Field carpark is immediately behind the shop.

## DESCRIPTION

53 Queen Street is a ground floor lock up retail unit, with attractive timber glazed frontage. The unit has been stripped to a very clean shell, immediately ready for tenants fit out. The shop has the benefit of a kitchenette and WC.

The accommodation briefly comprises:-

### FRONTAGE

18' 4" (5.6m)

### WIDTH

18' 1" (5.5m) (max)

### DEPTH

38' 8" (11.78m)

### RETAIL SHOP INTERNAL AREA

Approx: 60m<sup>2</sup> (645 sq ft)

### NEW KITCHEN

### WC

### LEASE

The property is available by way of a new Full Repairing & Insuring lease, exact lease length and terms to be agreed by negotiation.

### RENT

£12,000 per annum.

### VAT

We are informed that the property is elected for VAT and therefore, VAT is chargeable on rent and outgoings.

### LEGAL COSTS

Each party will bear their own legal costs in any transaction.

## BUSINESS RATES

We are informed that the property has the following Rateable Value:-

2023 List: £13,500.

**Please note this is not Rates Payable.** Qualifying Small Business may be eligible for certain levels of Small Business Rate Relief and Retail Relief.

## VIEWING

Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

## EPC RATING C

### CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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TQ1 1BB



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