

41 Devon Square

Ref No: 5067

Newton Abbot, Devon, TQ12 2HH



Well Presented Retail Unit in Popular Parade of Shops

Prominent Location Adjoining Newton Abbot's High Street

Suitable for a Range of Uses STP

Available with Vacant Possession May 2025

New lease at a Rent of £10,000 Per Annum

Annual Rental of £10,000

Interested in this property?
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LOCATION

Positioned centrally on a prominent parade of three units all maintaining their traditional, original frontages. The adjacent units are occupied by well established businesses; a popular coffee shop and a pharmacy. Devon Square is close to the centre of the town and this unit in particular is located close to the junction of Queen Street, the main high street in Newton Abbot. Newton Abbot is a thriving market town with a range of independent and national retailers. The town has excellent transport links with the railway station only a couple of minutes' walk away and with the A380 dual carriageway to Exeter nearby.

DESCRIPTION

The property comprises a ground floor lock up retail unit with a frontage of 6.8m (22'4") and a retail area of 56.41m² (607 sq ft). The accommodation is flexible and would suit a number of uses (subject to necessary planning).

The accommodation comprises:-

RETAIL AREA

27' 4" x 22' 3" (8.33m x 6.77m)

56.41m (607 sq ft)

Fitted with electric wall panels.

STORE/KITCHENETTE

8' 11" x 5' 5" (2.73m x 1.64m)

CLOAKROOM & WC

With external door leading to secure side passage that has gated access onto a wide entrance leading to the rear neighbour's car park.

TENURE

The premises is available with vacant possession from May 2025. The Landlord is offering a new 6 year lease with full repairing and insuring obligations. Three months deposit will be required, and rent paid quarterly in advance, along with a business plan and professional references.

BUSINESS RATES

2023 List: £7,700.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

INVENTORY

The unit currently operates as a hairdressing salon and the trade inventory is available via separate negotiation with the outgoing tenant whose is moving to new premises.

SERVICES

The premises is connected to mains water and electricity.

EPC RATING E

VIEWING

Viewing strictly by prior appointment with the Sole Agents Bettsworths. Tel. 01803 212021.

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.leasebusinesspremise.co.uk

www.bettesworths.co.uk

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