



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ

MOT / GARAGE / CAR SALES SITE

Prominent Roadside Position with High Passing Traffic

Approx. 473m² (5,091 sq ft) Accommodation on a 0.3 Acre Site with Forecourt

Modern Workshops & Offices

Suitable for Motor Trade, Car Sales or Other Commercial Uses (STP)

LOCATION

The property is situated in a quasi-rural location fronting the A381 Newton Abbot (5.5 miles) to Totnes (3 miles) road, with a second entrance off the adjoining country lane.

The immediate area is predominantly farmland, with a small number of nearby residential dwellings and commercial units. As the A381 is the principal route connecting Totnes and Newton Abbot, the property benefits from a high level of passing traffic.

The frontage to the A381 provides excellent potential for car sales or other roadside trade uses.

DESCRIPTION

The property comprises a roadside garage site extending to approximately 0.3 acres (0.12 hectares), with a number of buildings of mixed age and construction.

Originally a Fuel / Service Station, the front building houses the forecourt kiosk, storage and first-floor office. The Main Workshop, which is only 15 years old is metal clad around a steel portal frame, under a pitched insulated roof with photovoltaic solar panels.

Warehouse/Storage – Accessed through roller shutter doors, with heating provided by a kerosene boiler unit. The site is supplied with single-phase electricity.

Externally, there is a concrete forecourt/parking area for approximately 30 cars, together with an external WC.

Ref No: 5145

Annual Rental of £59,500

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ

The accommodation briefly comprises:-

FORECOURT CANOPY

17' 9" x 30' 6" (5.4m x 9.3m)

FORECOURT KIOSK

14' 1" x 16' 0" (4.3m x 4.87m) (20.45m²)

Door to:

OFFICE

15' 3" x 14' 5" (4.65m x 4.4m) (20.46m²)

(Part of main workshop)

STORE

3' 7" x 11' 10" (1.09m x 3.6m) (3.92m²)

STORE

9' 10" x 16' 5" (3m x 5m) (15m²)

Stairs to: **FIRST FLOOR**

MEZZANINE STORAGE

OFFICE

14' 9" x 10' 10" (4.5m x 3.3m) (14.85m²)

MAIN WORKSHOP

49' 3" x 73' 2" (15m x 22.3m) (364m²)

Electric roller shutter door 4.5m x 5m. Inspection pit. Rolling road. Photo-voltaic solar panels on the roof.

WORKSHOP ANNEXE

19' 8" x 19' 8" (6m x 6m) (36m²)

With **ROLLER SHUTTER DOOR**

11' 6" x 9' 10" (3.5m x 3m)

STORE

6' 3" x 26' 10" (1.9m x 8.17m) (8.17m²)

GROSS INTERNAL AREA

473m² (5,091 sq ft)

TENURE

The property is available by way of a new FRI lease. Lease length and exact terms to be agreed by negotiation.

RATEABLE VALUE

2026 List: £22,250.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

EPC RATING E

VIEWING

Viewing is strictly by prior appointment with the Agents, Bettsworths, Tel. 01803 212021 or Noon Roberts, Tel. 01392 691007.

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](https://www.bettsworths.co.uk)



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ

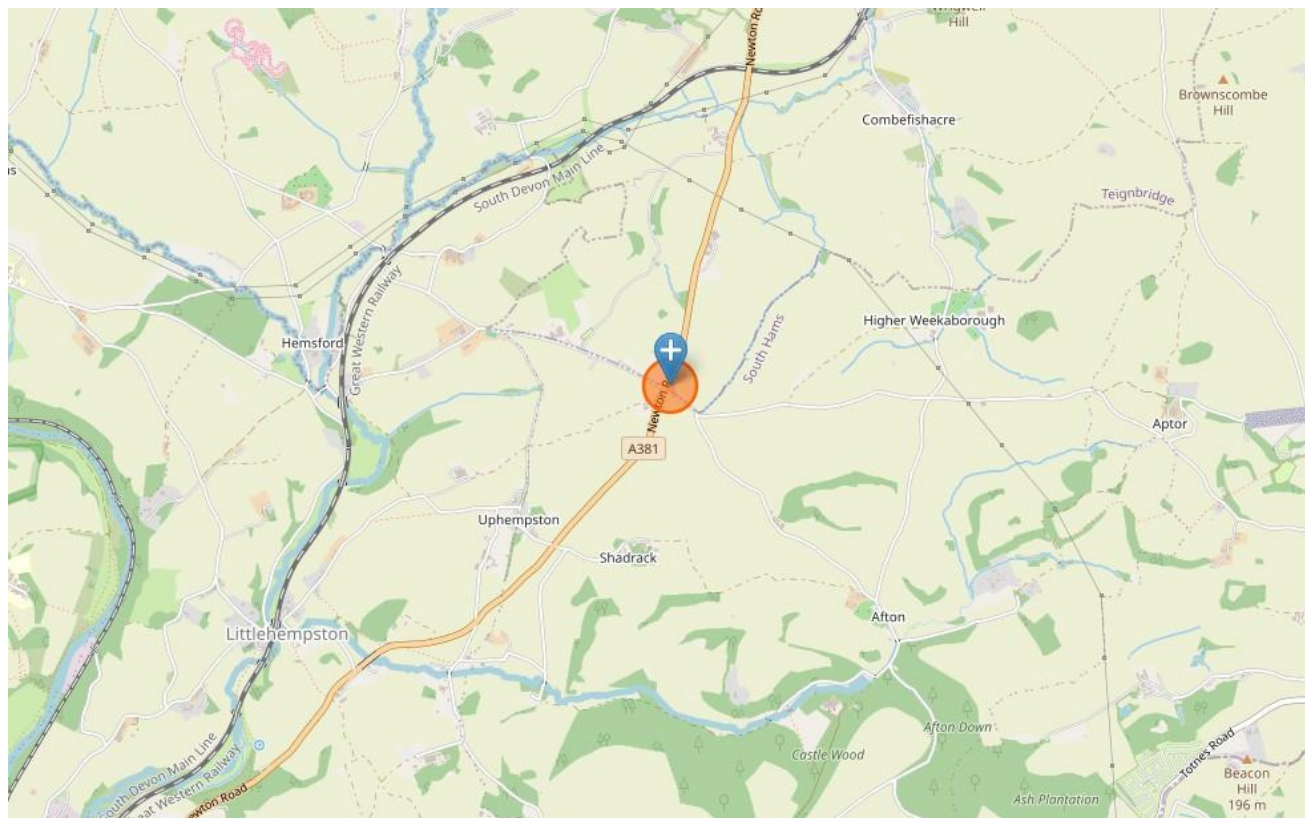


Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

