

32 Queen Street

Ref No: 5563

Newton Abbot, Devon, TQ12 2EQ



Town Centre Commercial Investment Property

Established Tenants. Business Unaffected

FR & I 15 Year Lease from 2021. Rent £26,000 PA

Ground Floor Currently Operating as a Restaurant

Residential Accommodation to 1st & 2nd Floors

£375,000 Freehold

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Newton Abbot, Devon, TQ12 2EQ

LOCATION

The property is located on Queen Street in central Newton Abbot, South Devon. Queen Street is an edge of prime town centre high street position. The property is in close proximity to the pedestrianised Courtenay Street area of the town centre.

Queen Street is a thriving retail area with a healthy mix of national, multiple and independent operators and occupiers.

DESCRIPTION

A terrace property with ground floor commercial unit, currently trading as a reputable restaurant with residential accommodation over the 1st and 2nd Floors. The property is held on a Fully Repairing and Insuring Lease for 15 years from 2021, at a rent of £26,000 per annum.

The property comprises:-

GROUND FLOOR COMMERCIAL UNIT

Operating a Restaurant with seating area and commercial kitchen. Ladies & gents cloakrooms. Parking for 2 cars & bin store.

RESIDENTIAL ACCOMMODATION

Set out as :- First floor with large kitchen/dining area, living room, shower room and storeroom. Second floor with 2 bedrooms.

GENERAL INFORMATION

TENURE

Freehold subject to the commercial lease.

BUSINESS RATES

2023 List: £12,350. (To be confirmed)

COUNCIL TAX BAND B

EPC RATING C

SERVICES

The property is connected to all mains services.

VIEWING

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

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.

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.

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