



61 Wolborough Street

Newton Abbot, Devon, TQ12 1JQ



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Prominent Town Centre Commercial Unit with Flexible Accommodation

Highly Visible Unit in the Centre of Newton Abbot

Gross Internal Area Approx 174m² (1,872 sq ft)

Flexible Layout to Suit a Variety of Uses (Subject to Planning)

On-Site Parking for 6 Cars

LOCATION

The property is prominently located in Newton Abbot town centre, directly opposite Wolborough Street Carpark and benefits from excellent visibility and accessibility with a short walk into the town. Positioned on a key link route connecting Totnes and surrounding villages, with onward access towards Kingsteignton, Plymouth and the South Devon Link Road making it highly convenient for both local and passing traffic.

The surrounding area is a well-established commercial and mixed-use location, comprising a range of independent businesses within a small commercial estate, as well as being directly opposite the Brunel Industrial Estate. Nearby occupiers also include a number of national operators such as The Gym Group and ASDA.

DESCRIPTION

The building benefits from a large, ground floor with access from both the front and rear. The accommodation is light and well laid out, offering a natural flow throughout and is currently arranged as a combination of rooms, reception areas and ancillary space, providing an excellent opportunity for reconfiguration.

The property is fitted with central heating and double glazing. The first floor is currently configured to provide a boardroom and a director's office, together with a kitchen and WC facilities. The boardroom provides access, via a staircase, to a large attic space.

Externally, the property benefits from parking for up to six vehicles directly outside the unit. Falling within Class E, the property offers excellent flexibility for a variety of commercial uses, together with potential for conversion or redevelopment, subject to the necessary consents.

Ref No: 5477

£200,000 Freehold

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The accommodation briefly comprises:-

GROUND FLOOR

FRONT RECEPTION AREA

23' 2" x 12' 6" (7.07m x 3.80m)

OFFICE/ANCILLARY STORE

11' 0" x 15' 7" (3.35m x 4.75m) (max)

OFFICE

18' 2" x 9' 8" (5.529m x 2.94m)

REAR RECEPTION LOBBY

10' 0" x 9' 11" (3.05m x 3.022m) (min)

REAR BACK OFFICE

7' 10" x 23' 4" (2.38m x 7.1m) (min)

FIRST FLOOR

BOARDROOM

10' 8" x 10' 8" (3.24m x 3.26m)

DIRECTORS OFFICE

10' 2" x 12' 2" (3.087m x 3.7m)

KITCHEN

MALE WC

FEMALE WC

ATTIC

13' 0" x 14' 7" (3.956m x 4.457m)

TENURE

Freehold with Vacant Possession.

ASKIING PRICE

£200,000.

BUSINESS RATES

2026 List: £15,250

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

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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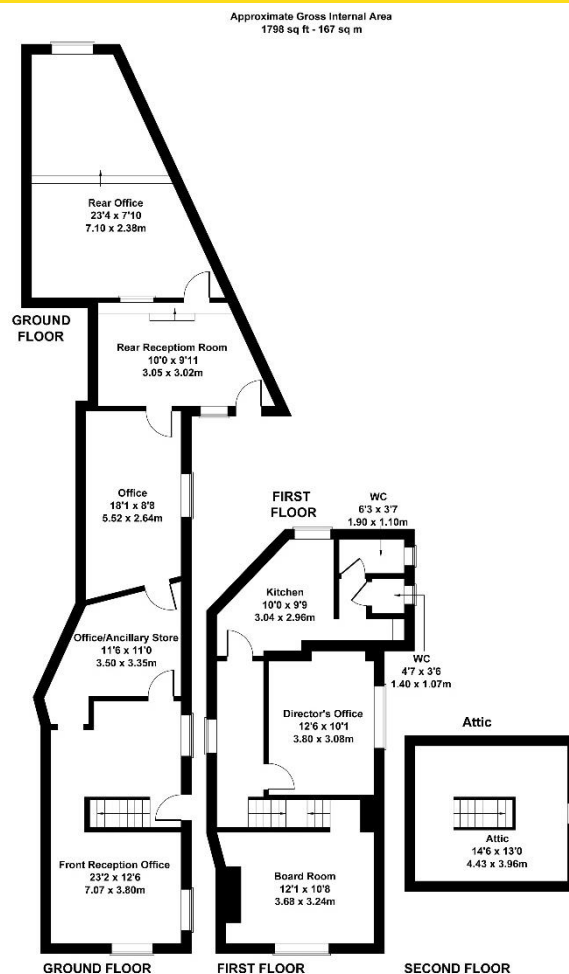
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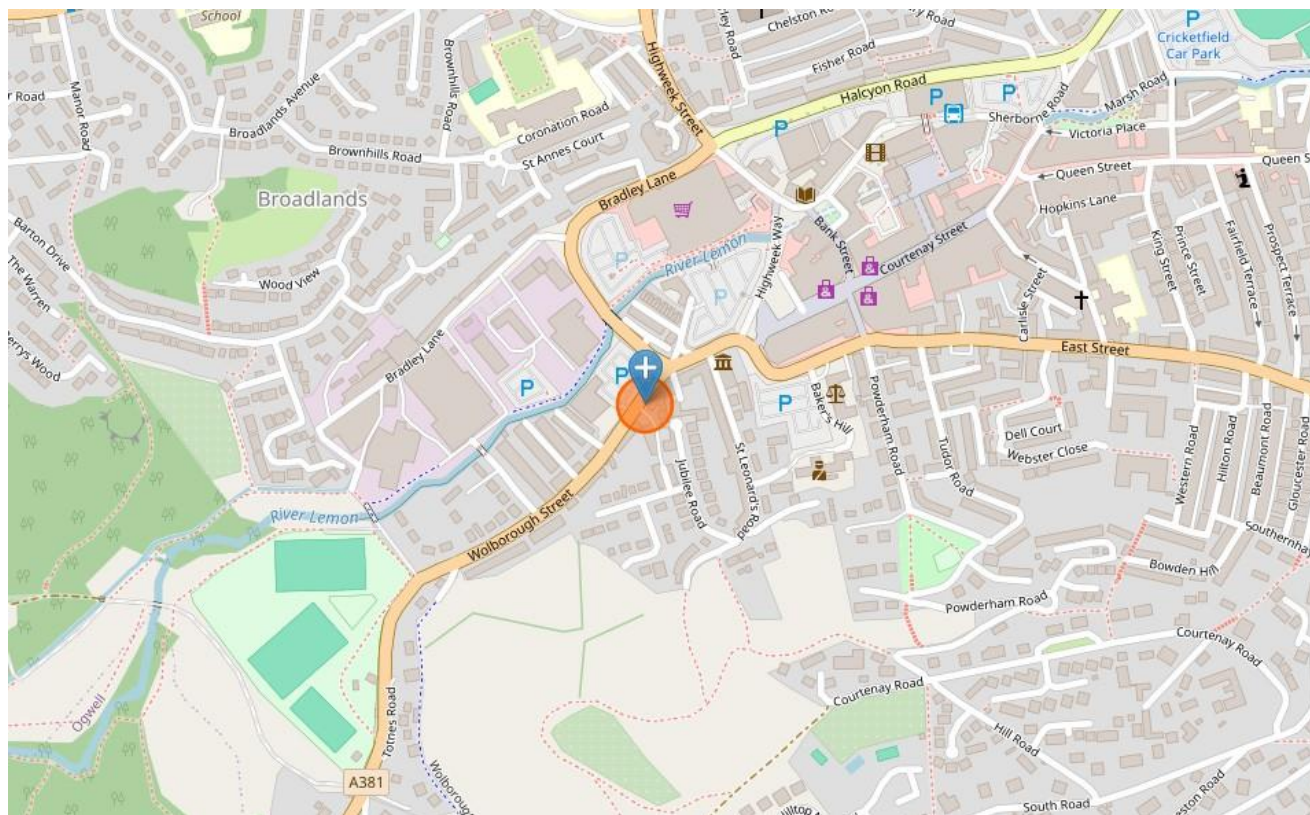
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www.bettesworths.co.uk
221 St Marychurch Road
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