

TO LET

PROMINENT TOWN CENTRE RETAIL / SHOWROOM PREMISES WITH OFFICES AND GARAGE / PARKING

Totalling approximately 256 Sq.m (2,760 sq.ft)

Previously a Europcar Rental site – potential for Car or Motorbike Showroom

**SHOWROOM PREMISES, 1 THE AVENUE,
NEWTON ABBOT, DEVON, TQ12 2BZ**



An opportunity to occupy these prominent town centre retail premises fronting the Avenue, the main thoroughfare through the centre of Newton Abbot, and close to the retail area of Queen Street. Other occupiers within the Avenue include a VW main dealer, a KIA dealership and a number of Car and Tyre service centres. The premises are currently arranged as reception and Office, Showroom area, staff room and a Garage to the rear. The premises are therefore suitable for a wide range of potential users.

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SITUATION AND DESCRIPTION

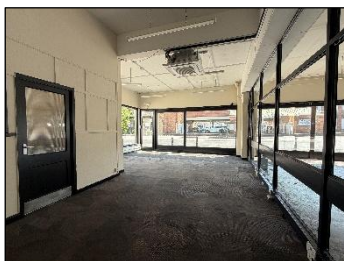
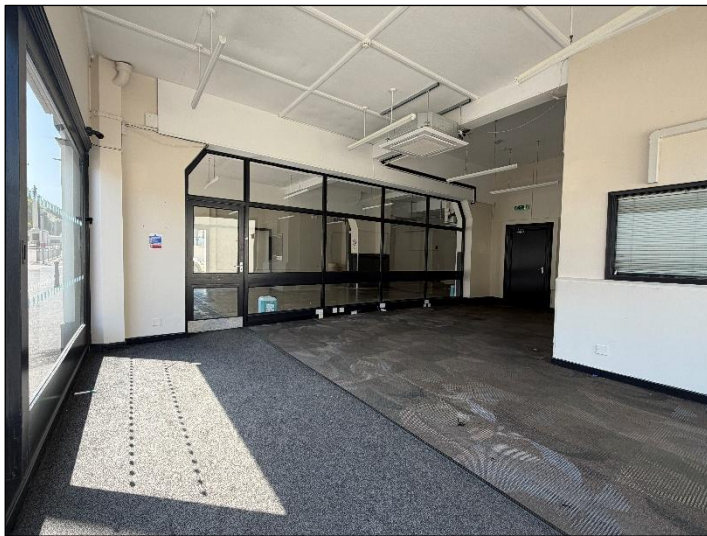
Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12½ miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are prominently located fronting the Avenue, the main route through the town, in a busy mixed commercial area, just off the retail area of Queen Street. The premises have recently been occupied by Enterprise, but are suitable for a wide variety of users including Car, Motorbike or Cycle showroom, Carpets, Furniture or as a kitchen / bathroom centre, subject to necessary consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows.

Reception / Office No 1 8.72 x 6.00m (16'10" x 15'3") max
Glazed frontage to The Avenue with pedestrian door and pair of sliding glazed doors. Strip lighting as fitted. Air con cassette. Carpeted. Constructed within is an



Office No 2 4.10m x 2.47m (13'5" x 8'1") max
Window and glazed panels to the Reception area. Strip lighting. Power as fitted. Carpeted.

Gents Toilet

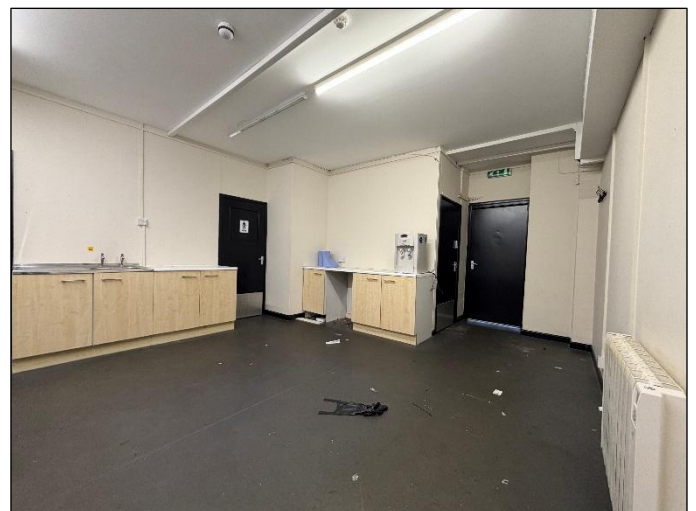
WC Suite with vanity wash hand basin. Hot air hand dryer.

Ladies Toilet

WC Suite with vanity basin. Hot air hand dryer. Window.



Rear Office / Staff Room 5.88m x 4.52m (19'3" x 14'10") max
Alto flooring. Range of wall and base units under worktop with inset stainless steel sink and single drainer. Space for fridge. Walk in under stairs storage cupboard. Door to ...



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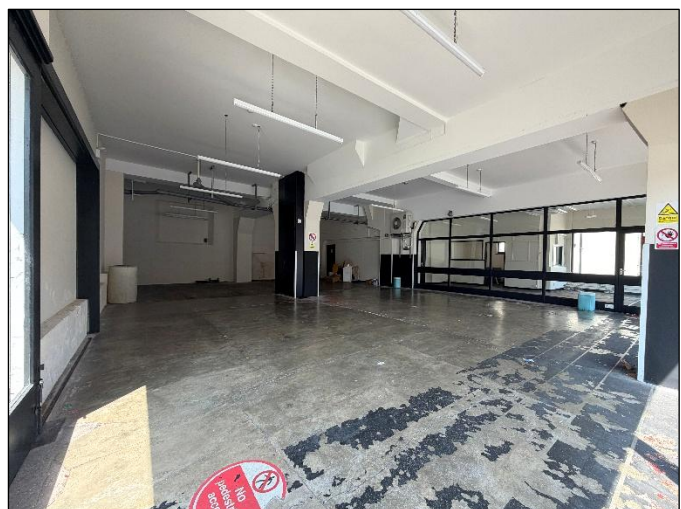
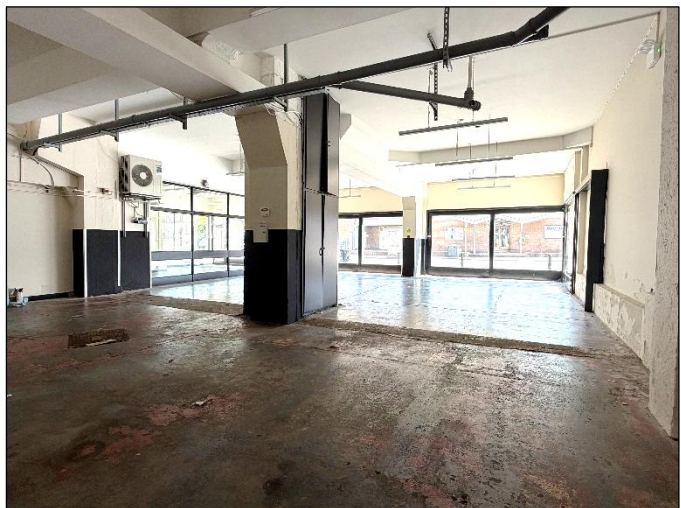
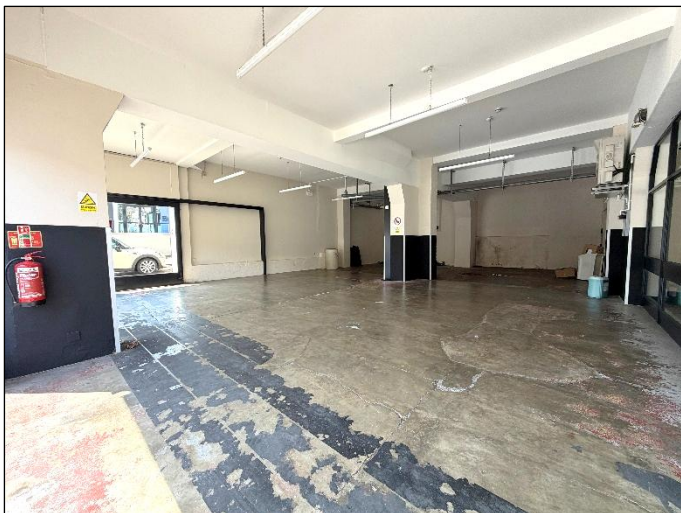
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Showroom

14.93m x 9.86m (48'11" x 32'4") max

3 sets of glazed sliding doors from the avenue. Concrete floor. Overhead strip lighting. Power as fitted. A large open area with great visibility to the Avenue.



Rear Garage

4.57m x 5.43m (18'3" x 17'10") max

Concrete floor. Roller shutter door. Lighting to 2 walls. Window. Power and water as fitted. Currently used for washing and valeting vehicles.



EXTERNALLY

Access to the rear garage is from a courtyard area at the back of the premises.

LEASE

The premises are available via a new 6 or 10 year effective FRI lease by way of service charge with a mid term rent review. A mid term tenant only break clause could also be incorporated by negotiation providing for 6 months prior written notice. The lease will be contracted outside of the landlord and Tenant Act. A 3 months rent deposit will also be required.

RENT

A rent of £25,950 per annum is sought for these well located Showroom premises on the main arterial road through Newton Abbot. The tenants will be required to reimburse the Landlords for a proportion of the Buildings insurance premium.

BUSINESS RATES

Rateable Value: - To be assessed (2026 Valuation)

For further information on the Rateable Value or the Business Rates payable, please contact Teignbridge District Council Business Rates Department (01626 361101).

COMMERCIAL EPC

An EPC has been obtained and is available on request, or can be downloaded from the web site. The Rating is : - C 71

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal and administrative costs, including abortive costs, for the setting up of the new lease.

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VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0927)



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10/06/2025, 08:25

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Ground Floor 1 The Avenue NEWTON ABBOT TQ12 2BZ	Energy rating C	Valid until: 15 February 2028
		Certificate number: 0160-0138-8979-3602-9002

Property type A1/A2 Retail and Financial/Professional services
Total floor area 269 square metres

Rules on letting this property

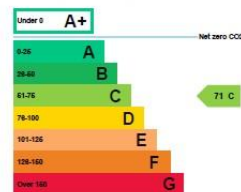
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

67 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/C160-0138-8979-3602-9002?print=true>

1/2



Noon Roberts
Ceramic House,
Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

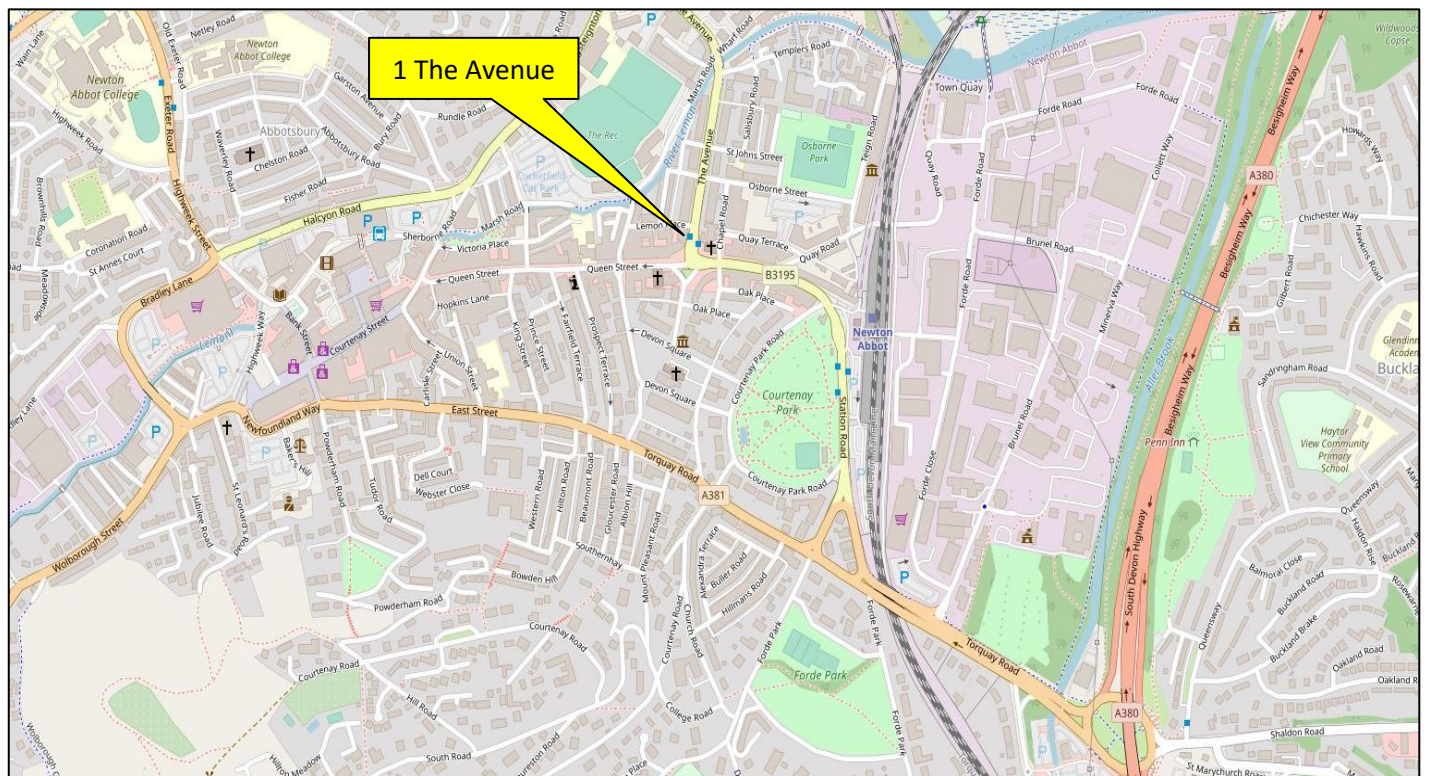
Contact us
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.