

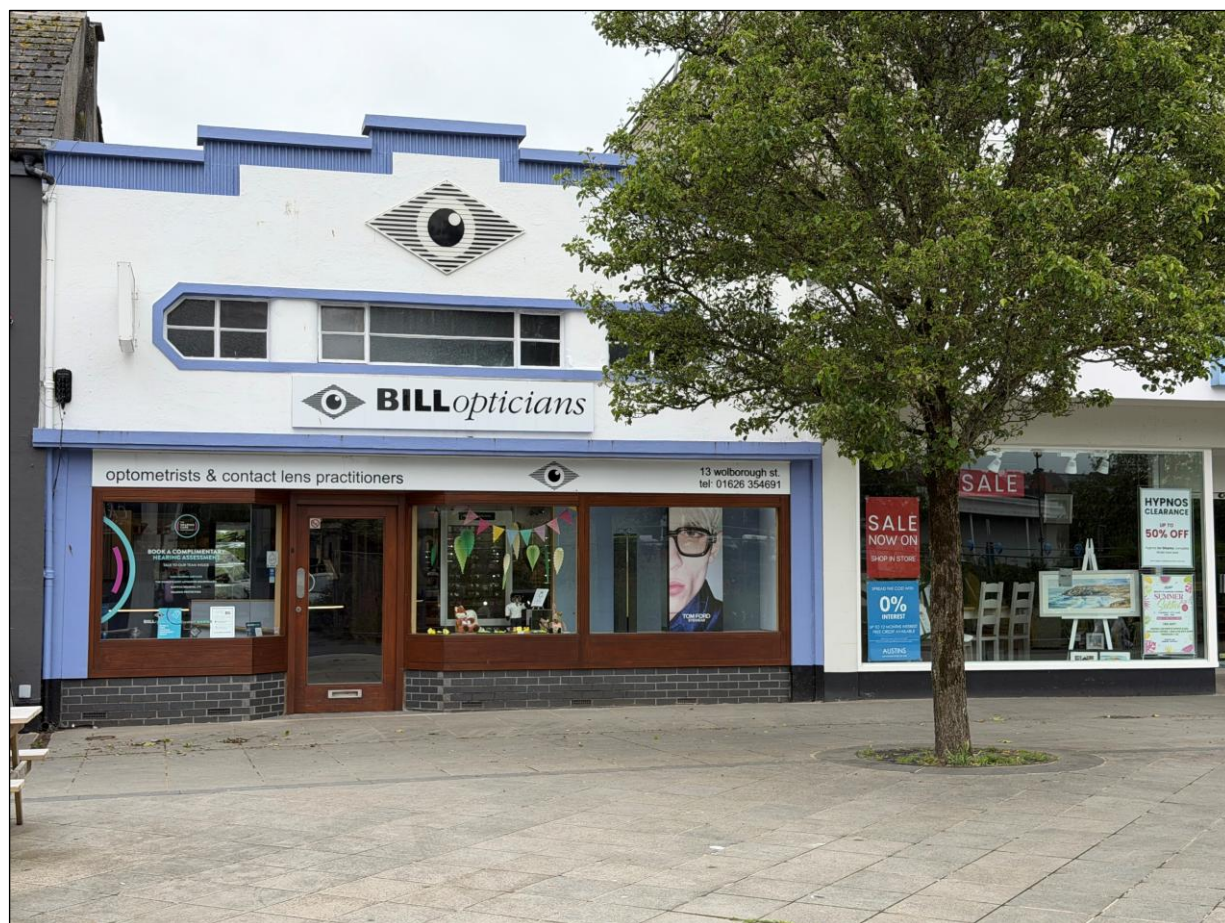
INVESTMENT FOR SALE

(Business unaffected)

WELL PRESENTED TOWN CENTRE INVESTMENT PREMISES ON GROUND AND PART FIRST FLOORS

Ground Floor Retail area of Approx. 185 sq.m (1,994 sq.ft) with First Floor Offices and Workshop of 69 sq.m (749 sq.ft), so totalling some 255 sq.m (2,743 sq.ft)

13 WOLBOROUGH STREET, NEWTON ABBOT, DEVON, TQ12 1JR



An opportunity to acquire the freehold of this prominent Retail Investment with Ground Floor premises arranged as an opticians, with part first floor. The premises are well presented and let to Bill Optical Group Ltd who are part of the Hakim Group Ltd who we understand are one of the largest Independent Opticians in the country with over 500 locations across the UK and Ireland.

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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 12.5 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. The premises are prominently located in Wolborough Street in the centre of the town close to the historic clock tower, and opposite and adjacent to 2 of the Austins Department stores. Newton Abbot offers convenient access to the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant, or Torbay and Torquay to the South which is approximately 10 miles distant.

The premises are centrally located fronting Wolborough Street with a rear access to Newfoundland Way. The property is convenient for a number of public car parks and the main town centre including the Market Walk shopping centre and the soon to be opened refurbished Market Hall. The Ground Floor is well presented with a retail area to the front and a number of consultation and fitting rooms behind. At the rear is a spacious office and kitchen / staff room with a further office and a large workshop on the first floor which is at the rear. The property has a rear Yard area with rear access.

ACCOMMODATION

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

Accessed from Wolborough Street via a glazed door to

Front Area **10.31m x 6.88m (33'10" x 22'7") max**
Double fronted shop front with recessed glazed entrance door. Suspended ceiling with integrated spot lighting. Reception counter. HVAC unit. Corridor leading to



Rear Fitting area **7.07m x 2.00m (23'2" x 6'7") max**
Display area for frames etc with consultation area.

Consultation Room No 1 **1.90m x 1.68m (6'3" x 5'6") max**
Sliding door to main area. Power and light as fitted.

Consultation Room No 2 **3.21m x 2.35m (10'6" x 7'8") max**
Power and light. Wash basin.



Consultation Room No 3 **2.00m x 1.87m (6'7" x 6'2") max**
Power and light as fitted. Wall mounted Server cabinet.

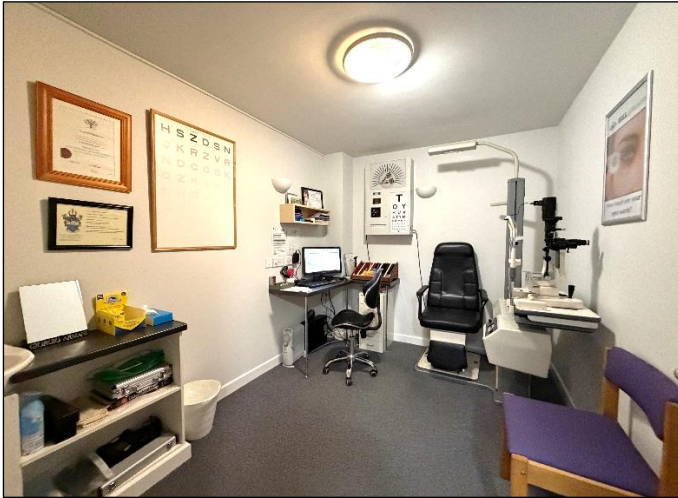


Consultation Room No 4 **3.21m x 2.39m (10'6" x 7'10") max**
Wash hand basin. Power and light as fitted.

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Consultation Room No 6 3.41m x 2.18m (11'2" x 7'2") max
Wash hand basin. Power and light as fitted.

Consultation Room No 7 2.56m x 1.29m (8'5" x 4'3") max
Power and light as fitted.

Rear Office 4.69m x 4.58m (15'4" x 15'0") max
Window to side. Carpeted. LED strip lighting. Power as fitted.



Fitting Area 3.45m x 1.7m (11'3" x 5'7") max
Wash basin. Fitted benching to one wall with mirror over.



Consultation Room No 5 3.22m x 2.40m (10'7" x 7'10") max
Wash hand basin. Power and light as fitted.



Kitchen / Staff Room 6.49m x 4.48m (21'3" x 14'8") max
Range of base units under extensive worktop. Space for fridge.
Stainless steel sink unit with drainer. 2 windows. Door to yard.



Ladies Toilet
WC suite and wash hand basin. Accessible facilities.

Gents Toilet
WC suite and wash hand basin.

From the staff room a staircase leads up to

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FIRST FLOOR

Workshop

8.97m x 4.55m (29'5" x 14'11") max

Window to one end plus 2 roof lights. Fitted benching. Stainless steel sink with single drainer. Cupboards under.



Office

4.66m x 4.46m (15'3" x 14'8") max

Window to the side plus a roof light. Radiator. Power and lighting as fitted. Carpeted.



Steps up to a further...

Office

3.86m x 2.11m (12'8" x 6'11") max

Window to rear. Spot lighting. Power as fitted.

Records Store

3.90m x 2.96m (12'9" x 9'9") max

Window. Racking as fitted.

EXTERNALLY

To the rear of the property is a Yard area with access gate from Newfoundland Way.

SERVICES

We have been advised that mains water, drainage, gas and electricity are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is available to download from the web site. The rating is: C 57

BUSINESS RATES

Rateable Value: - £16,500 (2026 Valuation list)

For further information please contact the Business Rates department at Teignbridge District Council (01626 361101)

TENANCY

The premises are let on a 5 year FRI lease to Bill Optical Ltd, who are part of the Hakim Group from the 30th April 2025 (Expires on 29th April 2030) at a rent of £24,000 per annum payable quarterly in advance. There is no rent review or break clause. The lease is within the Landlord and Tenant Act. The tenant reimburses the landlord for the buildings insurance premium.

The Hakim Group is a registered trademark of HO2 Management Limited (Company No: 05476134) which we believe are the largest family of independent opticians in the UK and Ireland with a turnover of £243 million and over 400 outlets.

PRICE

Offers are sought in the region of £295,000 for the freehold of this prominent and well presented town centre premises subject to and with the benefit of the lease as above, therefore offering an investor a gross return of just over 8% before purchase costs.

VAT

We understand that VAT is not payable on the rent or the sale price on this occasion.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0917)



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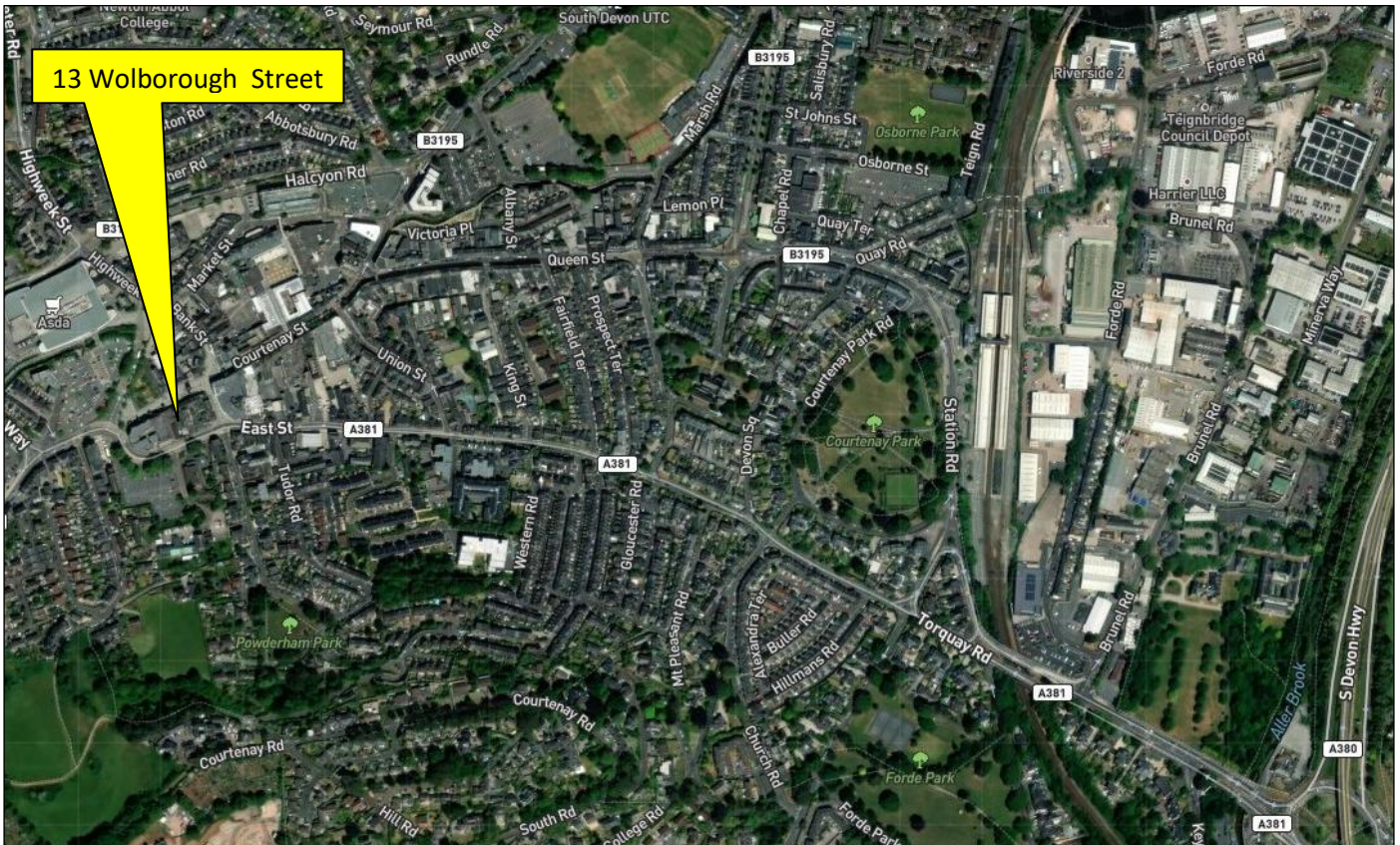
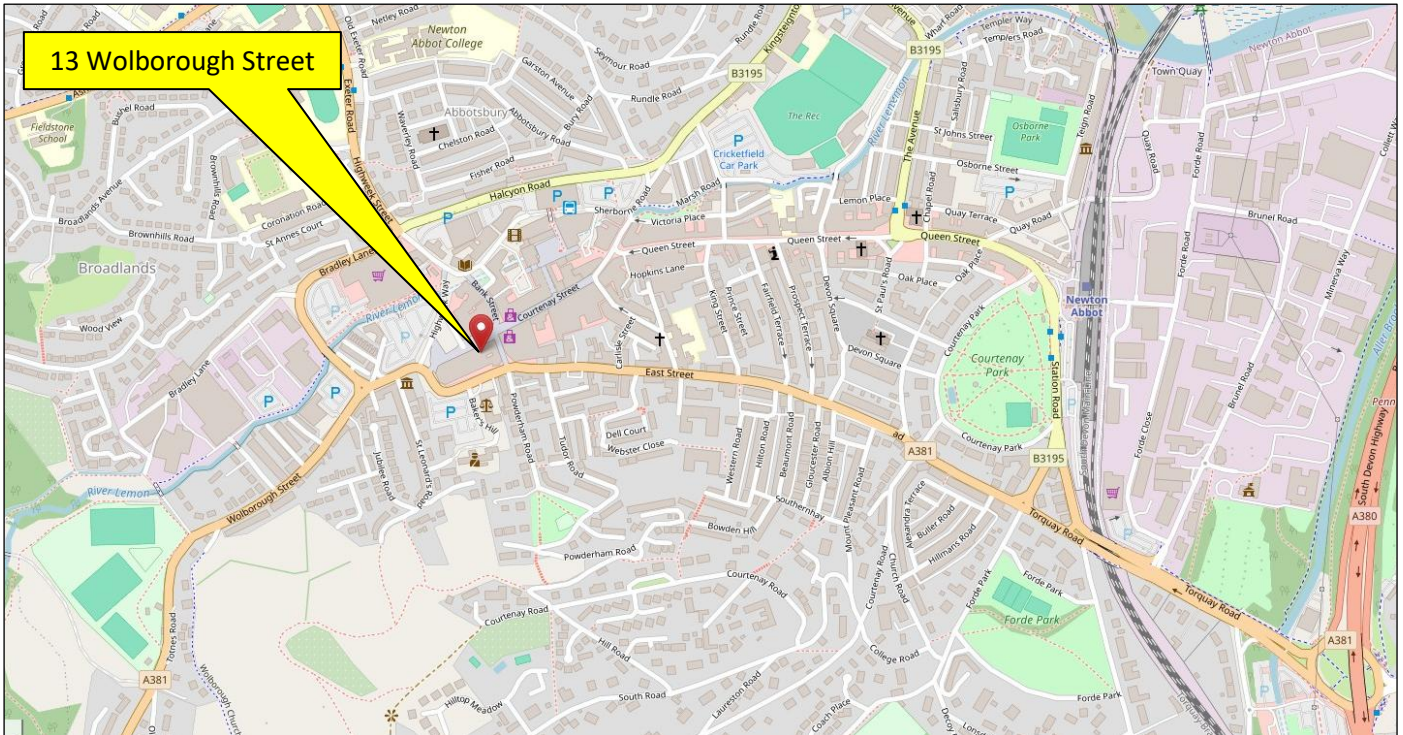
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.