

stratton  
creber  
commercial

property consultants



31, Queen Street, Newton Abbot, Devon, TQ12 2AQ

## To let

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Retail unit with substantial ancillary uppers and parking

Premises in prime town centre location

Net Internal Area 1,364 sq.ft (126.70 sq.m)

Available on new lease, terms to be agreed

To let: £15,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Newton Abbot is a popular market town with a population of over 70,000 people located in the town and immediate area. The town is 18 miles distant from Exeter and 8 miles distant from Torquay.

Queen street is a popular trading location with on street metered parking and nationals including JD Weatherspoons, Sports Direct, SPAR, Millets and Loungers. In addition to these occupier there is a strong base of independent retailers, professional services and eateries.

## Description

Currently occupied by CLIC Sargent the property features an spacious open-plan retail space complemented by ancillary storage and staff areas located towards the rear. This property extends beyond the ground floor, offering additional upper levels, including first and second floors.

Situated in a bustling trading location, the property enjoys substantial footfall and is strategically placed within the town's one-way system. On-street metered parking is conveniently available directly outside the premises, supplemented by nearby public parking facilities.

The property has a garage for storage and a space for off street parking to rear.

With its versatile layout and prime positioning, this property presents an appealing opportunity for a diverse range of occupants, subject to obtaining necessary consents.

## Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Retail	621	57.69
Ground	WC	30	2.78
First	Storage	369	34.28
Second	Storage	344	31.95
<b>Total:</b>		<b>1,364</b>	<b>126.70</b>

## Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£15,000 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D

## Business Rates

RV 2023 List: £16,000  
Rates Payable: £7,984

Interested parties are advised to make their own enquiries with the local billing authority, Teignbridge District Council.

## VAT

VAT will be applied at the standard rate where applicable.

## Legal Costs

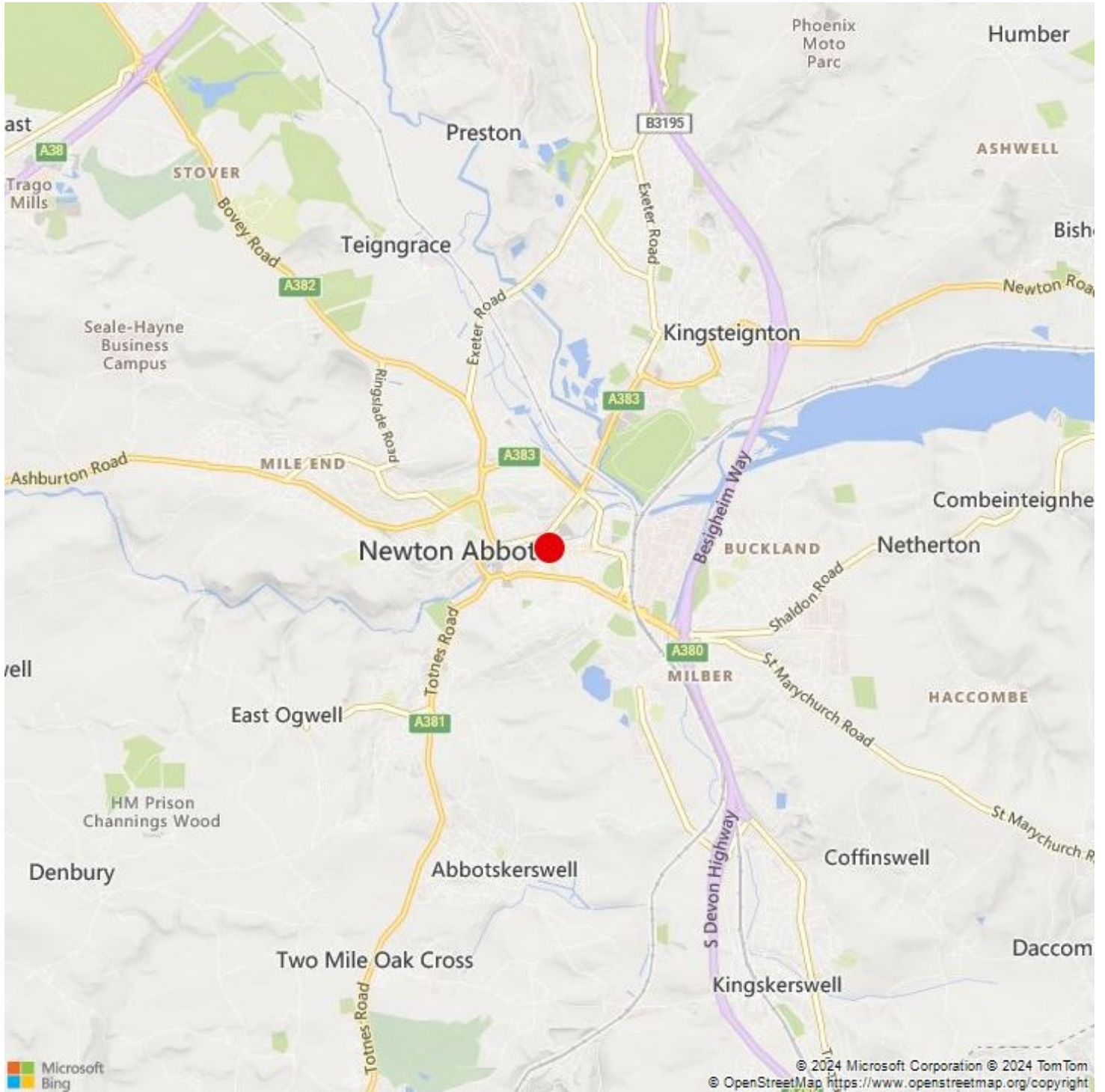
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)



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