

INDUSTRIAL
INVESTMENT
MOTOR TRADE

Prominent Roadside Garage / MOT / Car Sales Site with modern Workshops plus Offices and Car Sales Forecourt.
Located on the busy Road from Newton Abbot to Totnes.

Noon
Roberts | 
PROPERTY CONSULTANTS



Ceramic House
Pottery Road
Bovey Tracey
Devon TQ13 9TZ

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

New lease available at £59,500 per annum for this substantial site
Approx 473 sq.m (5,091 sq.ft) on a generous site of nearly 0.3 Acres
Red Post Garage, Newton Road, Near Totnes, Devon, TQ9 6NQ

SITUATION AND DESCRIPTION

The property is situated in a quasi-rural location fronting the A381 Newton Abbot (5.5 miles) to Totnes (3 miles) road, with a second entrance off the adjoining country lane. The immediate area is predominantly farmland, with a small number of nearby residential dwellings and commercial units. As the A381 is the principal route connecting the busy towns of Totnes and Newton Abbot, the property benefits from a high level of passing traffic and is a widely recognised location. The frontage to the A381 provides excellent potential for car sales or other roadside trade uses.

The property comprises a roadside garage site extending to approximately 0.3 acres (0.12 hectares), with a number of buildings of mixed age and construction. Originally a Fuel / Service Station, the front building houses the forecourt kiosk, storage and first-floor office. The Main Workshop, which is only 15 years old is metal clad around a steel portal frame, under a pitched insulated roof with photovoltaic solar panels. To the rear is a Warehouse/Storage – Accessed through roller shutter doors, with heating provided by a kerosene boiler unit. The site is supplied with single-phase electricity. Externally, there is a concrete forecourt/parking area for approximately 30 cars with road side display spaces for car sales, together with an external WC.

ACCOMMODATION

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

Approached from the forecourt via either a pedestrian door into the front Office or via a roller shutter door into the rear workshop

Forecourt Canopy **17' 9" x 30' 6" (5.4m x 9.3m)**
Open offering covered display area

Forecourt Kiosk / Reception **14' 1" x 16' 0" (4.3m x 4.87m)**
Large window to front forecourt with part glazed door. Electric wall heater. Door to

Staff Room / Office **15' 3" x 14' 5" (4.65m x 4.4m)**
Useful Office staff room with range of Units with worktop and 2 inset stainless steel sink units and single drainer. Tiled floor. Window to workshop. Door to yard.

Store **3' 7" x 11' 10" (1.09m x 3.6m)**
Useful sparts storage area.

Store **9' 10" x 16' 5" (3m x 5m)**
Further storage area.

Lobby with door to workshop and stairs to First Floor Office.

Main Workshop **73'2" x 49' 3" (22.3m x 15m)**
Electric roller shutter door (4.5m x 5m) from side yard. Light and airy workshop with translucent roof panels. Power and light as fitted. Recessed scissor lift. MOT testing bay. Photo-voltaic solar panels on the roof.

Workshop Annexe **19' 8" x 19' 8" (6m x 6m)**
Leading off the main workshop area with roller shutter door to front forecourt area.

Store **6' 3" x 26' 10" (1.9m x 8.17m)**
Useful storage area.

FIRST FLOOR

Mezzanine Storage
Small storage area. Door to

Office **14' 9" x 10' 10" (4.5m x 3.3m)**
Velux Roof light with open views. Power and light as fitted.

EXTERNALLY

The site extends to approximately 0.3 Acres in total with ample parking plus a number of car sales display spaces fronting the main road.

Gents Toilet – 2 urinals plus a WC cubicle
Ladies Toilet – Wash hand basin and WC cubicle

LEGAL COSTS

Each party to pay their own legal costs incurred in this transaction.

SERVICES

We understand mains water, drainage, gas and electricity (single phase) are available to the property.

RENT AND TENURE

£59,500 per annum for a new 6 or 10 year FRI lease with a mid term rent review. A 3 month rent deposit may be required together with directors guarantees. The landlord will insure the premises and reclaim the premium from the tenants. The lease will be contracted outside of the Landlord and Tenant Act. VAT is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below with the full version available to download from the web site. The rating is:- E 119

BUSINESS RATES

Rateable Value:- £22,250 (2026 valuation)
For full details of the Business Rates payable please contact Teignbridge District Council (01626 361101)

VIEWING

Strictly by prior appointment only with the joint agents Bettesworths or Noon Roberts FAO: Tony Noon (07831 273148) Ref (0913)



Tel. 01392 691007
Email. tn@noonroberts.co.uk
Web: www.noonroberts.co.uk

DEVELOPMENT
INVESTMENT
RESIDENTIAL



Ceramic House
Pottery Road
Bovey Tracey
Devon TQ13 9TZ

T. 01392 691007
M. 07831 273148
W. noonroberts.co.uk
E. tn@noonroberts.co.uk

T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk



T. 01392 691007

M.07831 273148

E. tn@noonroberts.co.uk

