

TO LET

SUBSTANTIAL DOUBLE FRONTED RETAIL / OFFICE PREMISES IN TOWN CENTRE LOCATION

Approximately 160 sq.m (1,725 sq.ft) with rear access

**24 – 26 UNION STREET, NEWTON ABBOT
DEVON, TQ12 2JS**



This offers an opportunity to acquire a new lease of these substantial ground floor Retail / Office premises with prominent glazed frontage to Union Street. The premises have most recently been used as an Office and Training centre, but prior to that a Beauty & Therapy centre, a Musical Instrument shop and an Electrical Appliance Retailer and Repair Centre. These spacious premises offer very flexible accommodation, and would suit a variety of uses subject to the usual consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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. This Retail / Office is a substantial double fronted property with a large deep glazed window plus a range of useful Offices / Training area or Storage at the rear with rear loading facilities. The premises would suit a variety of users, subject to the usual consents.

Union Street is a sought after and popular retail area with a wide mix of specialist, local and regional retailers plus some professional users. Union Street links with Courtenay Street, the prime retail area of the town which is pedestrianized and leads into Market Walk, the covered shopping precinct. Union Streets location just 100 yards off of this prime retail thoroughfare allows a characterful and eclectic mix of local retailers the chance to enjoy a near prime location for a modest outlay, with the added benefit of the pedestrian flow from the redeveloped site of the former Newton Abbot Hospital which includes a Sainsburys Local.

ACCOMMODATION

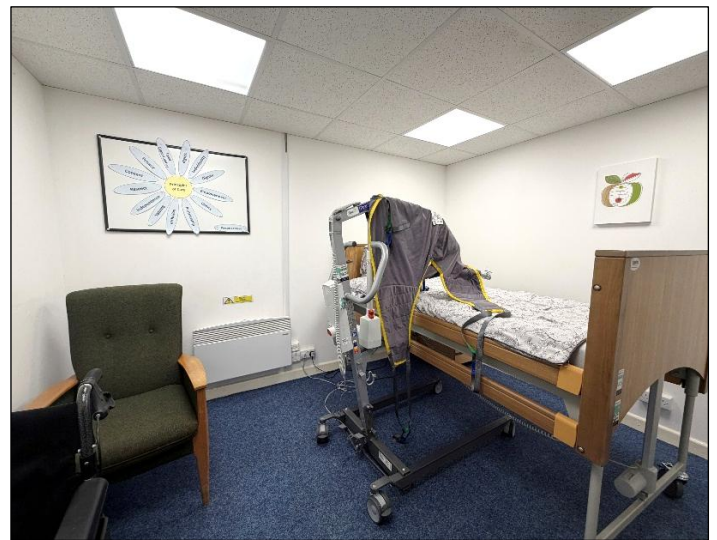
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Retail / Office Premises 9.65m x 8.15m (31' 8" x 26' 9") max
Double fronted aluminium shop front with central glazed door. Suspended ceiling with integrated LED lighting. Vinyl floors. Power points as fitted. To the rear of this area is an

Office No 2

3.7m x 3.07m (12' 2" x 10' 1") max

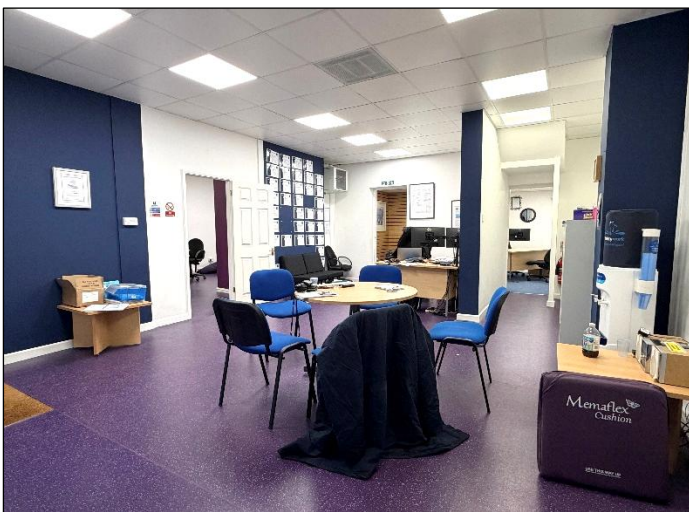
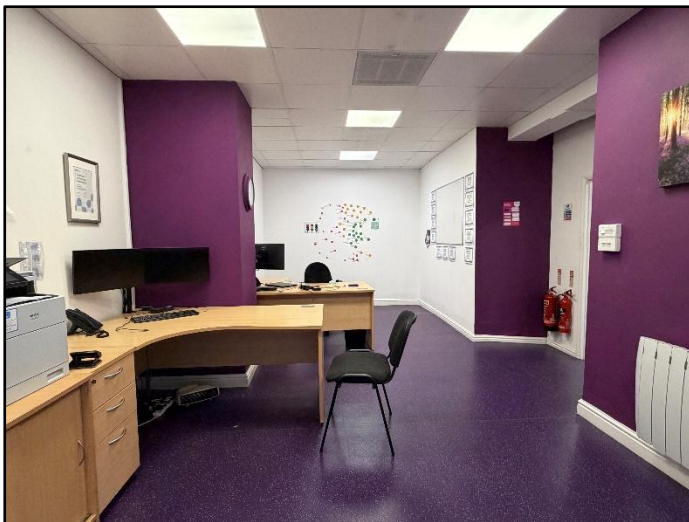
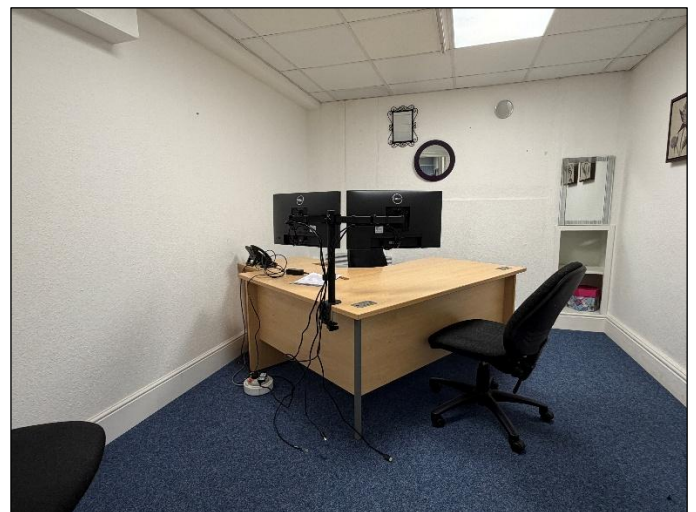
Suspended ceiling with integrated LED lighting. Carpeted. Power points as fitted. No natural light.



Office No 3

3.36m x 2.98m (11'0" x 9'10") max

Suspended ceiling with integrated LED lighting. No natural light. Power points.



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Training / Meeting Room 7.25m x 5.39m (23'9" x 17'8") max
A substantial rear area currently used as offices and training, but also suitable as workshops / storage. LED overhead lighting. Window to rear. Walk in storage area. Door to rear access lane.



Kitchen 2.04m x 1.55m (6' 8" x 5' 1") max
Range of units with stainless steel sink unit and single drainer with cupboards under. Electric water heater over. Wall units as fitted. Door to

Toilet
Low level WC suite.

EXTERNALLY
To the rear is an access lane with potential for parking 1 vehicle.

ENERGY PERFORMANCE CERTIFICATE
An EPC has been obtained a summary is below. A full copy is available to download from the web site. The rating is: D 95.



BUSINESS RATES

Rateable Value: - £13,250 (2026 valuation)

We understand that a reduction of up to 100% could be available for the premises under the Small Business Rates Relief Scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council (01626 3561101)

RENT

A rent of £15,950 pax is sought for this well located Retail / Office premises. VAT is not payable on the rent.

LEASE

The premises are available on a new 6 year effective FRI lease with an upwards only rent review at the end of the third year. A break clause can also be incorporated at the midway point if required. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

LEGAL COSTS

The landlords will require a contribution of £395 plus VAT towards their legal costs for setting up the new lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0234)



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Mob. 07831 273148

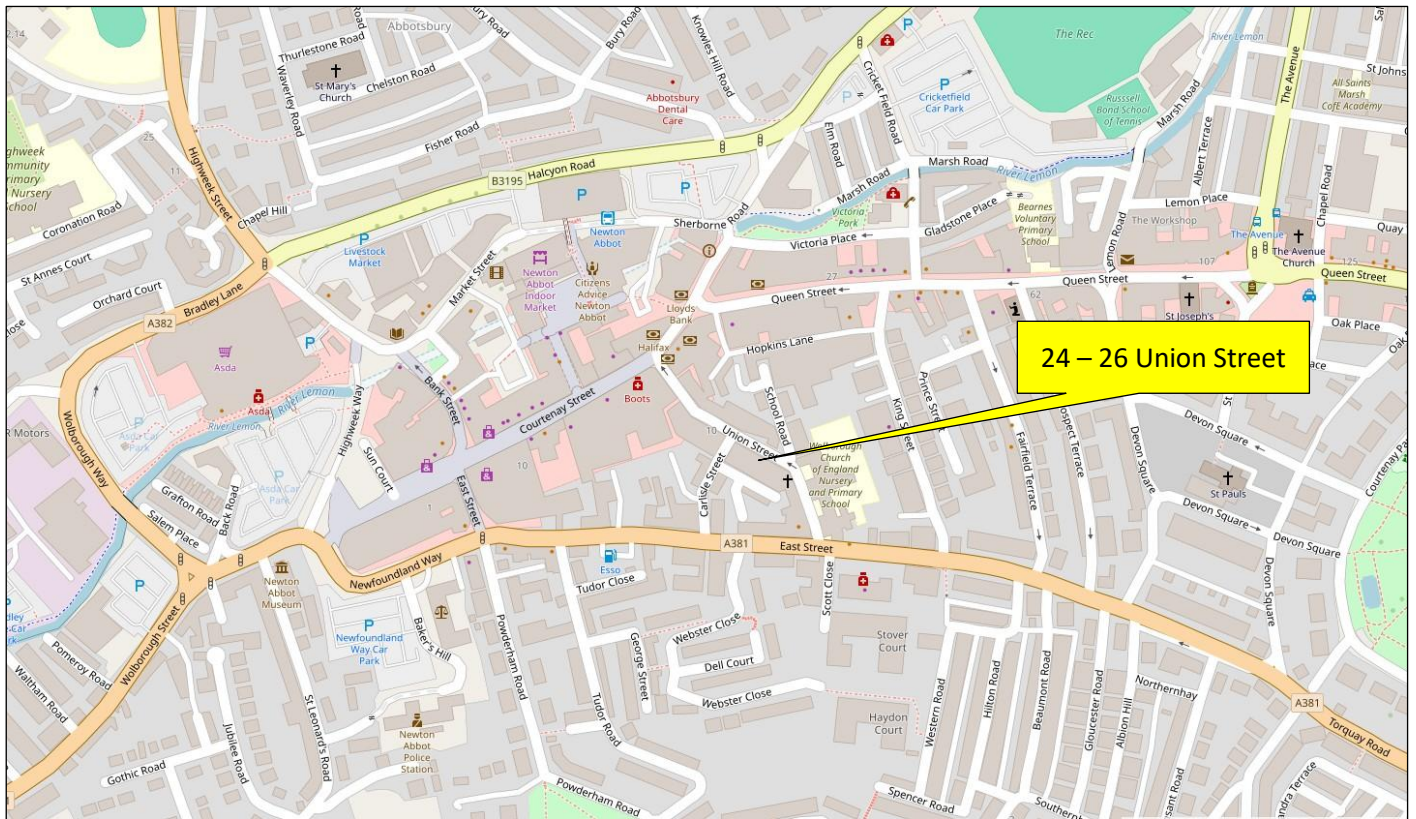
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08/02/2023, 18:15 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

24-26, Union Street NEWTON ABBOT TQ12 2JS	Energy rating D	Valid until: 30 March 2028 Certificate number: 0730-0638-9049-6527-3002
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Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 180 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

- If newly built: 27 | B
- If typical of the existing stock: 78 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	83.12
Primary energy use (kWh/m ² per year)	492

<https://find-energy-certificate.service.gov.uk/energy-certificate/0730-0638-9049-6527-3002?print=true> 1/2