

To Let

Town Centre retail premises to let

- Well positioned fronting Queen Street
- Ample customer parking outside
- Front trading area and rear rooms of circa 330 sq. ft
- Rear ancillary staff areas
- Would suit a range of occupiers
- Fully vacant ready for occupier fit out
- New lease available
- EPC Commissioned

Rent: **£7,000 Per Annum**



138 Queen Street, Newton Abbot, Devon, TQ12 2EY

Ref: CD-70181

Summary

Ground floor lock-up retail premises which was previously occupied by a beautician- now available as a vacant retail unit.

Open plan retail space with rear ancillary storage areas, total space approx. 330 sq. ft. The space, which is available for tenant fit out, is situated just a short walk from Newton Abbot town centre, and the Railway station. Surrounded by operators who have been in situ for many years, the position is very user friendly with ample free on-street parking outside.

Newton Abbot is a popular and thriving market town located in the district of Teignbridge which has a population of circa 130,000. Benefiting from a wide catchment area and with excellent road and rail links to major cities such as Exeter (17 miles north) and Plymouth (32 miles Southwest), whilst also being on the main line rail network.

Newton Abbot is also an ideal base to explore destinations such as Torbay, the South Hams and Dartmoor National Park, all a short drive away.

The Property

Fronting Queen Street, glazed frontage and window display space with side access door, giving access to...

Retail trading area (14' x 14') with feature walls and recessed display areas

Rear area (12'x 4') walkway with existing booth seating.

Rear treatment room (12'x 7') a further room which could comfortably being increased in size with the removal of the partition wall.

To the rear of the treatment room is staff facilities including sink and drainer, and WC.

Rear fire door.

External Details

Very visible retail premises with opportunity for signage above the ground floor.

Whilst the premises does not have any parking included, there is ample parking outside.

Business Rates

Current valuation as registered on the 2026 rating list is £4,850.

Services

We are advised electric and water is connected to the ground floor shop.

Tenure

To let- the premises will be available to let via a new lease.

Lease terms, whilst flexible, will be based around a 6-year term, factoring in a break option if required. An internal repair and insuring obligation with a guide annual rental of £7,000.

Landlord will request a rental deposit, deposit level to be negotiated.



Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/ukxi/2017/692/content s/](http://www.legislation.gov.uk/ukxi/2017/692/content/s/) made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.



Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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