



To Let

£12,000 pax

81 Queen Street, Newton Abbot, Devon, TQ12 2AU

**1,860 Sq Ft
(172.76 Sq M)**

Summary

- Prominent corner location
- Ground floor sales area circa 526 sq ft (48.86 sq m)
- Ground and 1st floor storage
- Full glazed frontage
- Parking available
- Easy walking distance to the rail station
- Public car parks nearby

Location:

Newton Abbot, with a population of approximately 27,100, is situated approximately sixteen miles to the south of Exeter and some seven miles to the northwest of Torbay.

Queen Street is one of the main road running through the town and is home to an extensive number of shops, independent businesses and services. The property is within easy reach of nearby public car parks and near to the professional district in and around Devon Square.

Description:

The property, located on the corner junction of Queen Street, Lemon Road and Devon Square, offers a main ground floor sales area together with ancillary storage areas at the rear & 1st floor. Full glazed frontage looks out onto the causeway providing good visibility for passing pedestrians and commuter traffic.

The shop and store areas would benefit from a simple refurbishment.

Additional parking for 3 cars available at the rear.

Nearby businesses include Complete Estate & Letting Agents, Cost Cutters and Papa Johns.

Please note, the current tenant is in situ until November 2025 when the property will then become vacant.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

Approx	sq m	sq ft
Ground floor (front sales)	48.86	526
Ground floor (rear sales/storage)	61.38	661
First floor store	62.52	673
Total	172.76	1,860

Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building with the current budget being circa £1,888 per annum. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,500, therefore making the approximate Rates Payable £5,738.50 per annum for 2024/25. Interested parties should make their own enquiries.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new lease with Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

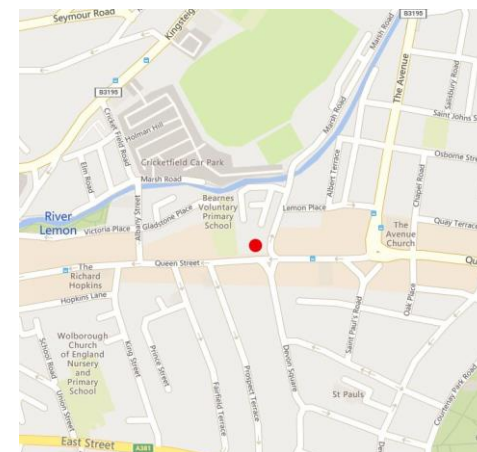
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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