

Established



1816

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NEWTON ABBOT ~ EXETER ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

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REF: DRN1168

**108 QUEEN STREET
NEWTON ABBOT
DEVON**

TO LET PROMINENTLY SITUATED VACANT SHOP PREMISES IN THE BUSY LOWER END OF QUEEN STREET ENJOYING THE BENEFIT OF A GOOD PASSING TRADE BEING ON ONE OF THE MAIN APPROACH ROADS TO NEWTON ABBOT TOWN CENTRE.



* DOUBLE FRONTED SHOP WINDOW * SHOP AREA* REAR STORE/OFFICE*
SEPARATE TOILET* PASSAGE STORE AREA*

PRICE ANNUAL RENT OF £5,100

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108 Queen Street NEWTON ABBOT

SITUATION

108 Queen Street stands in a prominent position at the lower end of Queen Street in one of the busiest areas of the town with a high passing trade.

The Premises are within easy reach of all local facilities including the Railway Station, Post Office and numerous other local amenities.

This part of Queen Street is adjacent to various other individual shops and eating establishments and is surrounded by numerous offices and professional premises .

DIRECTIONS

From the centre of town by Lloyd's Bank walk down Queen Street towards the Railway Station continue until you see the War Memorial on your right hand side at St Pauls Road continue along Queen Street and 108 can be seen on the Right Hand side of the road.

DRAFT PARTICULARS SUBJECT TO THE LANDLORDS APPROVAL WITH MEASUREMENTS TO THE NEAREST 3 INCHES.

SHOP with Double display windows and central entrance door

Front Shop Area 13' 9" x 13' 10" (4.19m x 4.22m) 2 steps up to:

Rear Shop area 13' 0" x 11' 4" (3.96m x 3.45m) store area under stairs

Door opening to rear passage area.

Lobby store area 6' 3" x 5' 6" (1.9m x 1.68m) door to

Stock Room / Office 10' 4" x 11' 2" (3.15m x 3.4m) Hand basin H&C door to small storage area.not measured.

Separate Toilet with W.C.

SERVICES

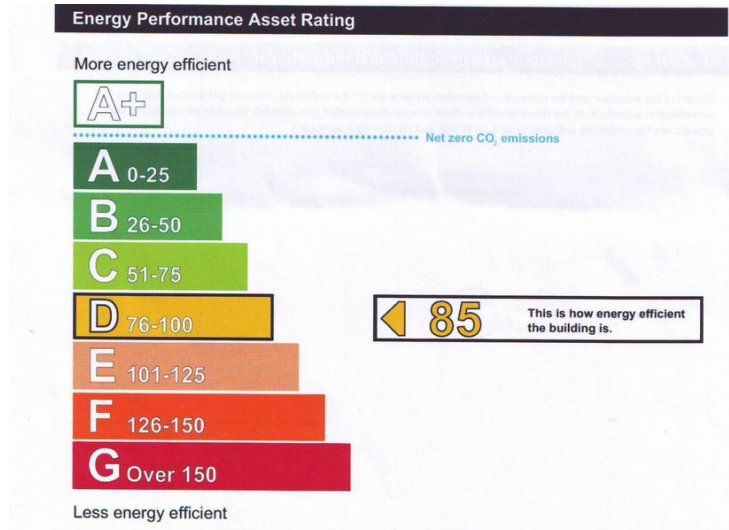
Mains Water , Electricity, and Drainage connected.

Rateable Value £6400

Business Rate payable £2649.60 Tenants may be eligible for small business relief

POST CODE TQ12 2EU

108 Queen Street NEWTON ABBOT



VIEWING: By telephone appointment through Rendells Estate Agents, Tel: 01626 353881

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

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