

Established

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

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REF: DRN1150

**6 QUEEN STREET  
NEWTON ABBOT  
DEVON**

COMMERCIAL FREEHOLD INVESTMENT OPPORTUNITY.  
STANDING AT THE CENTRE OF THE THRIVING MARKET TOWN OF NEWTON ABBOT.  
THE PREMISES ARE LET ON A  
10 YEAR FULL REPAIRING AND INSURING LEASE PRODUCING £17,000 P.A.



**\*GROUND FLOOR SHOP / OFFICE\* FIRST FLOOR \* 2 OFFICES\* LADIES AND GENTS TOILETS\* SECOND FLOOR\* 2 OFFICES\* THIRD FLOOR\* ATTIC STORAGE SPACE\***

**PRICE OFFERS IN THE REGION OF £275,000**

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**team**

## **6 Queen Street NEWTON ABBOT**

### **SITUATION**

6 Queen Street is at the junction of Queen Street and Courtenay Street which are the two main streets in this busy and thriving market town.

Newton Abbot is the main commercial centre of the Teignbridge Council administrative area which in recent years has attracted interest from main national retailers such as ASDA, ARGOS, THE COOP, MARKS AND SPENCER and more recently has seen the opening of a new LIDEL store on the edge of the town between the Main TESCO store and TESCO EXPRESS

Newton Abbot is well served with a wide range of commercial facilities with representation of a good number of banks and building Societies.

There is a main line railway station with an hourly service to London Paddington and the North of England.

The Town is connected to the national motorway network via the A380 and the A38

### **DRAFT PARTICULARS SUBJECT TO VENDORS APPROVAL**

**The Premises are laid out on 4 floors as follows:**

#### **SHOP / OFFICE**

**Rear access to : PARKING AREA for 2/3 CARS**

#### **FIRST FLOOR**

**Front Office**

**Rear Office**

**Kitchen / Staff Room**

**Ladies and Gents Toilets**

#### **SECOND FLOOR**

**2 Offices**

#### **THIRD FLOOR**

**Attic Storage Space**

#### **TENURE Freehold**

The premises are let on 10year Full Repairing and Insuring Lease a rent review was due on the 7th of October 2009 but was not implemented.

The Present Rent is £17,000 per annum.

## **6 Queen Street NEWTON ABBOT**

### **All Rates and charges paid by the Tenants**

#### **Services**

**Mains Water, Electricity and Drainage connected to the premises.**

#### **Business Rate.**

**Rateable Value (awaiting figure from TDC)**

**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**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request ) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.