

TO BE REFURBISHED

stratton  
creber  
commercial

property consultants



# To let

## 32 Queen Street, Newton Abbot, TQ12 2EQ

Viewing by prior appointment  
with Damian Cook MRICS

**(01392) 202203**

[damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

Prime shop premises

Busy trading position

Ground floor: 1,505 sq ft / 140 sq m

Upper floors: 695 sq ft / 65 sq m

100% Business Rates Relief until 5th April 2021

New lease available

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

The property is situated within the heart of Newton Abbot in Queen Street being a busy secondary retail location close to the shopping area of Courtenay Street.

Queen Street is popular with both multiple and independent traders with nearby occupiers including Sports Direct, Savers, Spar, PDSA, BetFred, Loungers and Wetherspoons.

Newton Abbot lies 17 miles south of Exeter and 7 miles north west of Torquay with a residential population of approximately 26,000 and a catchment in excess of 100,000.

## Description

The property comprises a ground floor shop with main sales area and generous rear storage to the rear. There is further storage on the first and second floors and staff room with kitchen and w/c facilities.

There is loading and 2 car parking spaces to the rear of the premises.

The ground floor shop is of rectangular shape with good open plan sales area with suspended ceilings, fluorescent strip lighting, and tiled flooring.

The property is to undergo refurbishment in order to provide a shell unit for the prospective tenant to fit out.

Further information of the schedule of works is available from the joint agents.

## Accommodation

The property comprises the following approximate floor areas:-

Gross frontage:	21'5" / 6.6m
Average internal width:	20'8" / 6.32m
Built depth:	81'3" / 24.75m

### Ground floor

Sales:	1,148 sq ft / 107 sq m
Storage:	357 sq ft / 33.2 sq m

### First floor

Storage:	285 sq ft / 26.5 sq m
Male and female w/cs:	-

### Second floor

Storage and staff room/ kitchen:	410 sq ft / 38 sq m
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## Lease Terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis.

## Rent

**£25,000 p.a.x.**

## Rent Deposit

A rent deposit may be required subject to covenant status of the proposed tenant.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is C/61. Further information from the agents.

## Business Rates

Rateable value: £26,500

Rates payable: For the period 6th April 2020 to 5<sup>th</sup> April 2021 premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

## VAT

VAT is not chargeable to the rent.

## Legal Costs

All party to pay their own legal costs incurred in the transaction.

## Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

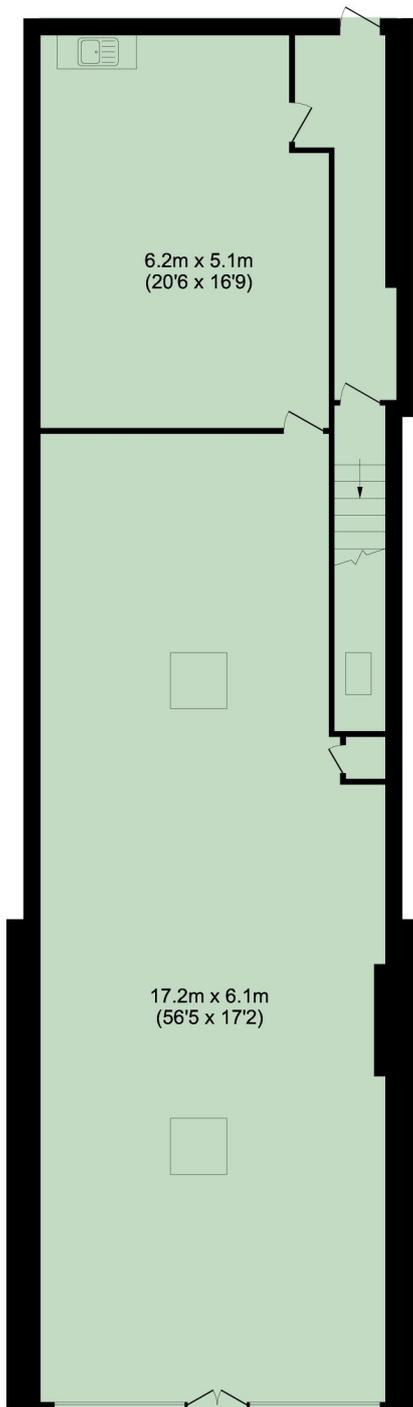
Contact: Damian Cook MRICS  
Tel: (01392) 202203  
Email: [damian@scceexeter.co.uk](mailto:damian@scceexeter.co.uk)

Or

Charles Darrow  
12 St Paul's Road, Newton Abbot, TQ12 2HP

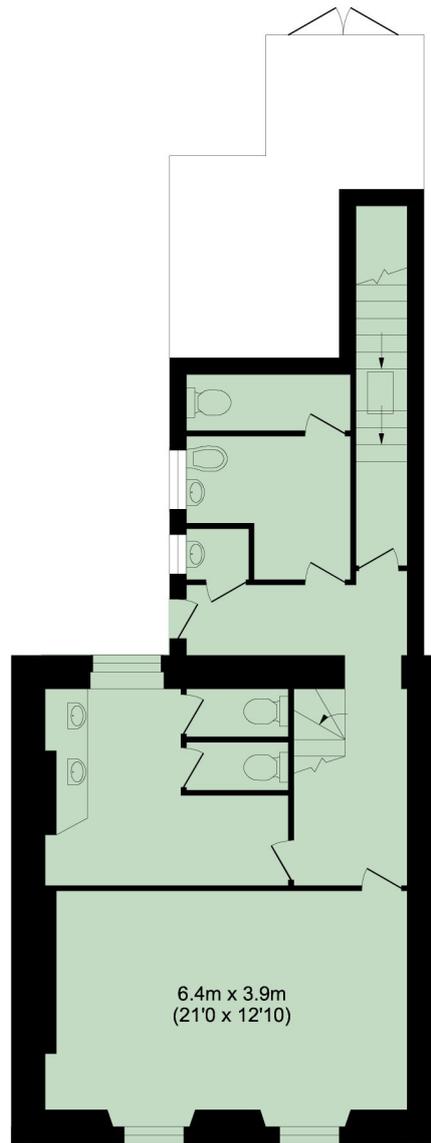
Contact: James Sanders  
Tel: 07599 016151  
Email: [james.sanders@charlesdarrow.co.uk](mailto:james.sanders@charlesdarrow.co.uk)

GROUND FLOOR  
APPROX. FLOOR  
AREA 148.9 SQ.M.  
(1603 SQ.FT.)



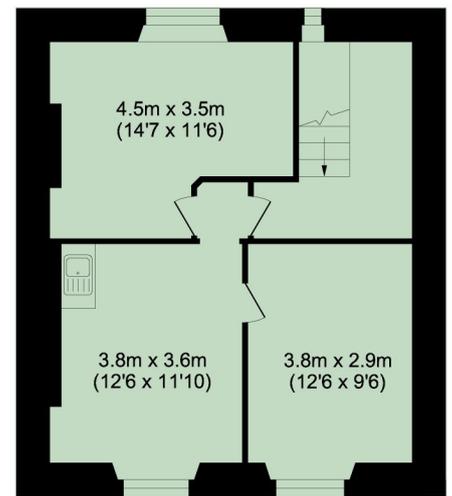
GROUND FLOOR

FIRST FLOOR  
APPROX. FLOOR  
AREA 72.5 SQ.M.  
(780 SQ.FT.)



FIRST FLOOR

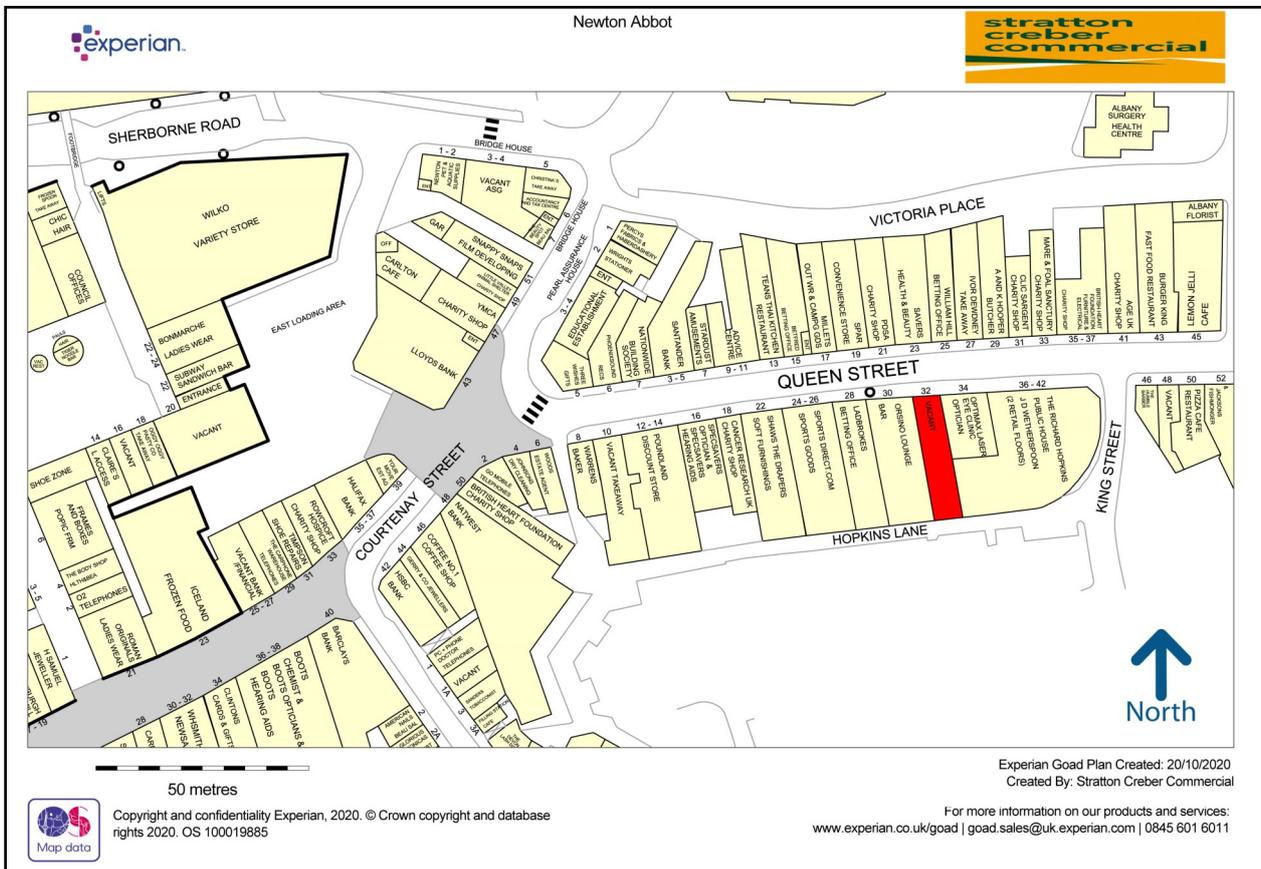
SECOND FLOOR  
APPROX. FLOOR  
AREA 48 SQ.M.  
(517 SQ.FT.)



SECOND FLOOR



32 Queen Street, Newton Abbott. TQ12 2EQ  
Approximate internal area 269.41 Sq.M. - (2990 Sq.Ft.)  
For identification only - Not to scale.



**Exeter Office**

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