



21, Queen Street, Newton Abbot, Devon, TQ12 2AQ

To let

Viewing by prior appointment with
Orla Kislingbury BA (Hons) MRICS

(01392) 202203

orla@sccexeter.co.uk

Ground floor shop with two floors of store / office space above.

Town centre location.

Ground floor: 1,367 sq ft / 127.03 sq m

First Floor: 1,382 sq ft / 128.40 sq m

Second Floor: 1,398 sq ft / 129.87 sq m

New lease available

To let: £20,000 per annum

strattoncrebercommercial.co.uk

Location

Newton Abbot is a popular market town with a population of over 70,000 people located in the town and immediate area. The town is 18 miles distant from Exeter and 8 miles distant from Torquay.

Queen Street is a bustling central location, popular with nationals brands including JD Weatherspoons, Sports Direct, SPAR, Millets and Loungers as well as independent retailers, professional services and cafes.

Newton Abbot is well connected with regular bus routes, a rail station and pay and display car parks.

Description

21 Queen Street comprises a ground floor shop with two floors of office / storage space above.

The ground floor shop is currently partitioned to into a large sales area to the front with a good sized store room and WC to the rear. The partition could be removed to create a large open plan retail space.

The first floor has a large office / storage space, kitchenette and WC. The second floor has further office / storage space.

Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Retail	957	88.91
Ground	Store / office	410	38.12
First	Store / office	1,382	128.40
Second	Store / office	1,398	129.87
Total:		4,147	385.30

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£20,000 per annum**. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: B44.

Business Rates

The Business Rates for the year April 2025 - March 2026 are follows:

Ratable Value: £25,500.00
Rates Payable: £12,724.50

40% Rates Relief is available for qualifying tenants. Interested parties are advised to make their own enquiries with the local billing authority, Teignbridge District Council.

VAT

VAT is chargeable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint agents:

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

Contact: Orla Kislingbury BA (Hons) MRICS
Tel: (01392) 202203
Email: orla@sccexeter.co.uk

Or

Savills
Embassy House, Queens Avenue, Bristol, BS8 1SB

Contact: Carolyn Burbidge
Tel: 0117 910 2202
Email: CBurbidge@savills.com





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