



stratton
creber
commercial

property consultants

The Workshop, Lemon Place, Newton Abbot, Devon, TQ12 2BD

For sale

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Industrial investment opportunity

Gross Internal Area: 1,266 sq.ft (117.63 sq.m)

Sold with tenant in situ, passing rent £10,500 pa ex

Lease expiring 2030

Freehold: £140,000

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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.

Lemon Place is to the rear of Queen street a popular trading location with on street metered parking and nationals including JD Weatherspoons, Sports Direct, SPAR, Millets and Loungers. In addition to these occupier there is a strong base of independent retailers, professional services and eateries.

Description

The property is a self contained unit, previously used as office and storage. Currently occupied by Your Escape Rooms the property is access by small roller shutter door with additional glazing in the front elevation.



Accommodation

Please see a summary of the accommodation below.

Gross Internal Area (GIA): 1,266 sq.ft (117.63 sq.m)

Price

The property is offered for sale Freehold, at a guide price of £140,000. Please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC of B is available for this property. Please contact the agent for further details.



Lease

The property is let by way of a 5 year lease, from 2nd January 2025, to a private individual trading as [Devon Escape](#).

Tenant only break 2nd January 2027, on 6 months notice. Passing rent £10,500 pa.ex. Further details available, please contact the agent for details.

VAT

VAT is applicable to the rental figures quoted above.

Legal Costs

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

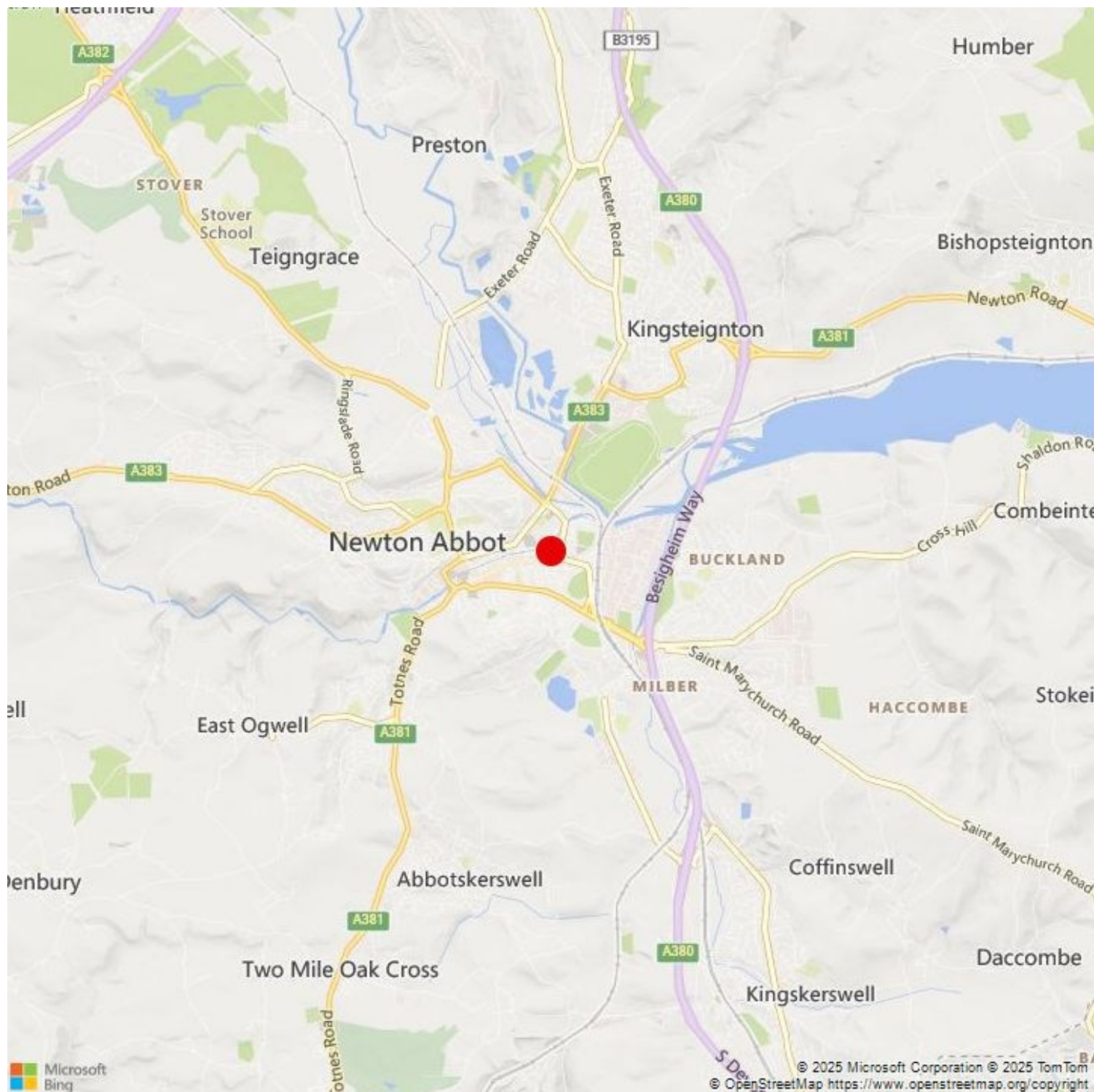
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
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