

21 QUEEN STREET

Newton Abbot, TQ12 2AQ



- Newton Abbot is a historic market town, well located between the Devon & South Devon Expressway (A38 & A380), with a consumer base extending to 137,000 people. The town is projected to see significantly above average growth in population within its Retail Market Area between 2022-2027.
- The property is situated in the heart of Newton Abbot on Queen Street, which is a busy secondary retail street, close to the prime shopping street of Courtney Street.
- Street enhancement works of Queen Street, works are ongoing to include; retention of on-street parking spaces, further blue badge holder parking, widened footways, inclusion of a formal pedestrian crossing, raised tables at side roads along Queen Street for ease of pedestrian movement, strategic locations for planting and public seating, and additional loading bay provisions.
- Nearby occupiers include Sports Direct, Savers, Millets, Loungers, Specsavers, Coffee #1, Poundland, Santander, Betfred, Warrens bakery, Nationwide, and JD Wetherspoons.

21 Queen Street, Newton Abbot, TQ12 2AQ

Summary

Available Size	4,147 sq ft
Rates Payable	£11,227.50 per annum
Rateable Value	£22,500
EPC Rating	B (44)

Description

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

Location

The unit is well situated between Savers and Spar, and located directly opposite Loungers' Orsino Lounge.

Accommodation

The accommodation comprises the following approximate net internal areas:

Description	sq ft	sq m
Ground Floor - Sales	957	88.91
Ground Floor - Store	410	38.09
First Floor - Store	1,382	128.39
Second Floor - Store	1,398	129.88
Total	4,147	385.27

Terms

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed, subject to upward only rent reviews at the expiry of each 5th year of the term.

Rent

£20,000 pax

VAT

VAT will be applied at the standard rate where applicable.

Costs

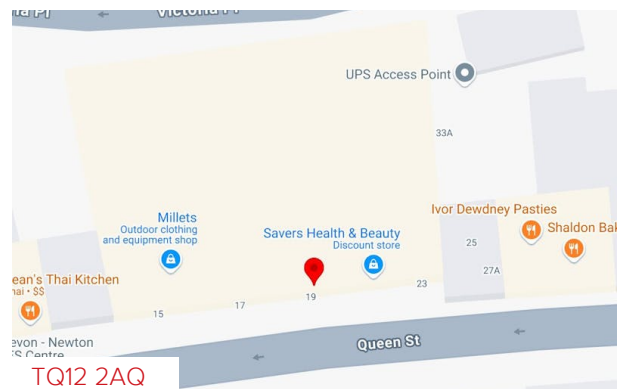
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

B (44)

Viewings

Strictly by prior arrangement with the appointed letting agents.



Viewing & Further Information

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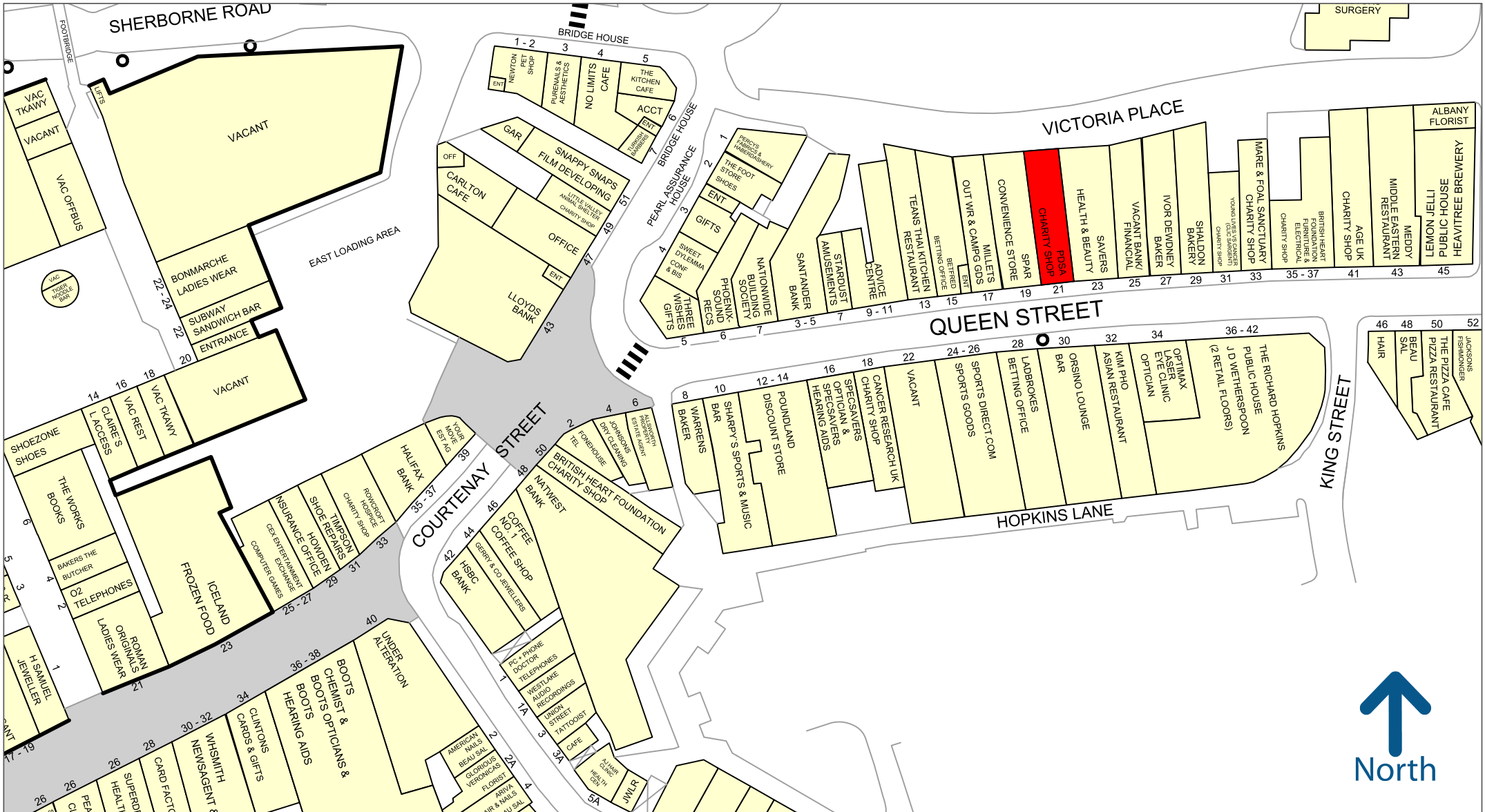
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Commercial)

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