

3 Bridge House

Ref No: 3339

Sherborne Road, Newton Abbot, Devon, TQ12 2QX



Town Centre Retail/Office Unit To Let

Well Located Unit in High Footfall Retail Area

Retail Area Approximately 97.85m² (1,053 sq ft)

Close to Strong Public Transport Links and Adjacent to Public Car Parks

Viewing Highly Recommended

Starting Rent of £9,950

Interested in this property?
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DESCRIPTION

Occupying a highly visible position on Sherbourne Road opposite the public car park and close to the bus depot. This property presents an excellent opportunity for those looking for easily accessible premises. The property benefits from high levels of footfall all year round and offers flexible accommodation for a number of occupiers. The current layout of the office is mainly open plan with small private offices throughout however, partitions could be removed to create an open plan office.

The accommodation briefly comprises:-

RETAIL AREA

31' 2" x 33' 10" (9.5m x 10.3m)

Currently set out as an open plan office space with several small partitioned private offices.

SERVER ROOM

LADIES & GENTS WC'S

TENURE

The property is available by way of a new Internal Repairing and Insuring Lease. Exact terms to be agreed by negotiation.

SERVICE CHARGE

A service charge of £1,440 per annum plus VAT is payable for the external maintenance of the building and common services.

A contribution of £565 per annum towards building insurance will also be required. Please enquire with the Agents for more information.

The Landlord is willing to offer a rent incentive to a new tenant, with a stepped rent over 3 years. Year 1 - £9,950 per annum, Year 2 - £10,950 per annum and Year 3 - £11,950 per annum.

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the Landlords legal costs in drafting a new lease.

RATEABLE VALUE

2017 List: £13,500.

Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority for further information.

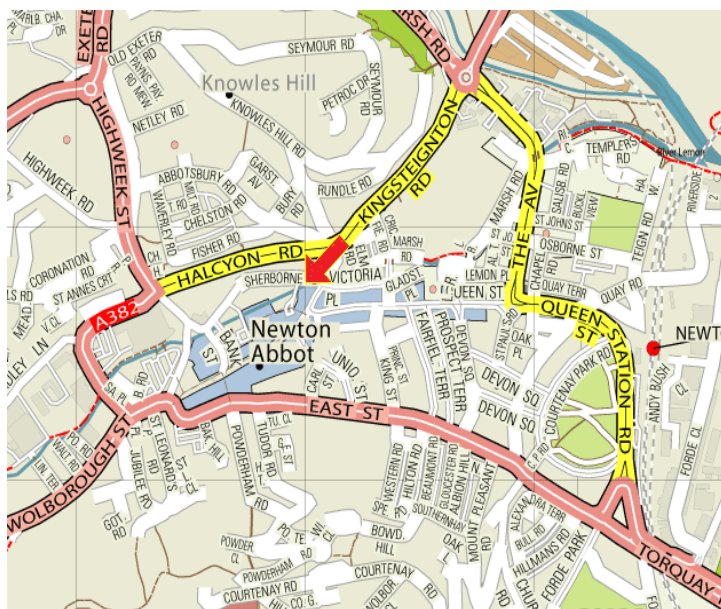
EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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