

# 54 Queen Street

Ref No: 3450

Newton Abbot, Devon, TQ12 2EW



## Ground Floor Lock Up Retail Unit in Central Newton Abbot

Retail Area Approximately 65m<sup>2</sup> (700 sq ft)

Highly Visible High Street Location

New Lease - Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £13,800

Interested in this property?  
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# 54 Queen Street

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## DESCRIPTION

Well situated on Queen Street, Newton Abbot's main thoroughfare. The premises is close to a wide variety of national occupiers and a large variety of independents, including both professional services, retailers and local food establishments. This highly visible shop opposite Albany Street and Cricketfield car park with large shopfront and generous ancillary area, offers flexible accommodation. Suitable for a large variety of uses, subject to consents.

The accommodation briefly comprises:-

### RETAIL AREA 1

13' 6" x 16' 2" (4.12m x 4.94m)

### RETAIL AREA 2

24' 2" x 14' 1" (7.37m x 4.29m) (max)

### STORE ROOM 1

8' 5" x 5' 5" (2.56m x 1.65m)

### STORE ROOM 2

7' 3" x 9' 1" (2.22m x 2.76m)

### EXTERNAL KITCHENETTE

With WC for staff.

### TENURE

The property is available by way of new Fully Repairing and Insuring Lease, terms to be agreed by negotiation.

### RATEABLE VALUE

2017 List: £16,000.

**Please note this is not Rates Payable.** 100% Rates Relief will be eligible for qualifying parties. Interested parties are advised to contact the Local Billing Authority, Teignbridge Council.

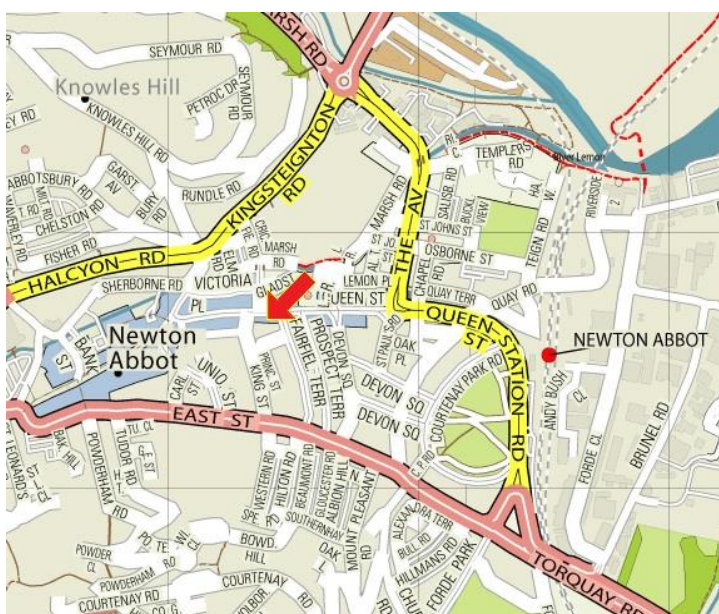
### EPC RATING E

### 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 advises 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](http://www.leasingbusinesspremises.co.uk)



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