

# Albany Street

Ref No: 3164

Newton Abbot, Devon, TQ12 2AN



## Recently Refurbished Large Ground Floor Double Fronted Retail Unit

Retail Area Approximately 145m<sup>2</sup> (1,560 sq ft)

Well Located Adjacent to Newton Abbot's Queen Street

Available Via a New Lease - Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £14,000

Interested in this property?

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## LOCATION

Well situated on Albany Street a busy and well established trading street adjacent to Newton Abbot's main thoroughfare Queen Street. This premises is well set to benefit from the many retailers that drive trade on Queen Street. In addition to these Albany Street also has a number of occupiers including Boots, Co-op Funeral Care and independent occupiers including both retailers and professional services, which make this a known trading location in its own right.

## DESCRIPTION

The large ground floor lock up offers generous retail area with toilet and kitchen facilities to the rear. Recently refurbished, the unit is in a white box condition, providing a flexibility that would suit a variety of uses, subject to consents and has previously traded as a retailer of furniture.

The accommodation briefly comprises:-

### NET WINDOW FRONTAGE

23' 4" (7.1m)

### MAXIMUM WIDTH

24' 3" (7.4m)

### MINIMUM WIDTH

16' 5" (5m)

### MAXIMUM DEPTH

80' 9" (24.6m)

### APPROXIMATE RETAIL AREA TOTAL

145m<sup>2</sup> (1,560 sq ft).

### GENTS & LADIES WC'S

### KITCHENETTE

### TENURE

The premises is available by way of new Full Repairing and Insuring Lease. Interested parties are advised to contact the Agents, Bettesworths for further details.

### RATEABLE VALUE

2017 List: £10,500.

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

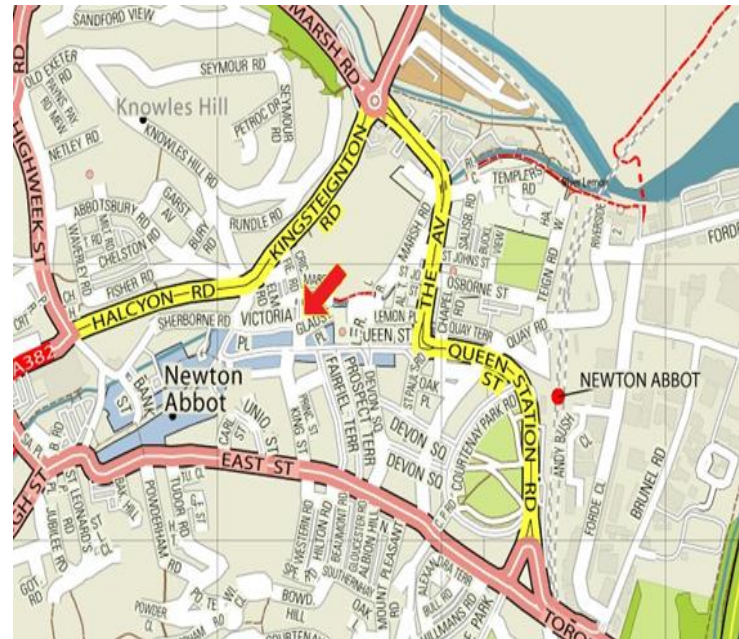
### EPC RATING D

## 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 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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TQ1 1BB



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