

DEVELOPMENT
OFFICE
RETAIL

FOR SALE

Substantial Town Centre Retail Premises with Parking
Potential for Residential Development – Subject to Planning

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Guide Price - £350,000 for this substantial Freehold Property
Approximately 698 sq.m (7,510 sq.ft) over 3 floors with Car Parking
36 East Street, Newton Abbot, Devon, TQ12 1AQ

SITUATION AND DESCRIPTION

The buildings are located in the centre of Newton Abbot with a good frontage to East Street, the main thoroughfare through Newton Abbot, adjacent to the ESSO Petrol Filling Station. The property is in a mixed Retail and Residential area to include the recently redeveloped Newton Abbot Hospital site to the rear which includes a Sainsbury's local and a new Doctors Surgery. The premises have been used for many years as a Furniture Retailer plus an Auction House. However, the premises would be suitable for a residential re-development of the site, either with conversion of the existing buildings or demolition and rebuilding. The Vendors have appointed Heighway Field Architects to prepare a sketch scheme for a Ground Floor Retail unit plus 9 flats, (Plans shown below) and to submit a Pre-App to the planners to obtain their comments and feedback to the principles of development on the site. Full details will be provided after the meeting on request.

The premises are located in the Town Centre, less than half a mile from the A380 Exeter to Torquay dual carriageway joining with the M5 Motorway at Exeter, which is approximately 15 miles distant. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is an exciting opportunity either for a Retail or alternative commercial use, or for a comprehensive Commercial or Residential development of the site either by retaining the existing buildings or demolition and new build.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from the East Street into a private parking / Courtyard area with parking and loading facilities.

GROUND FLOOR

Showroom 10.14m x 9.57m plus 4.27m x 4.0m (33'3" x 31'4" plus 14'0" x 13'2") max

Glazed door from East Street plus further entrance from rear. Glazed display window either side of the entrance door plus to one side. Walk through to

Office 4.19m x 3.44m (13'9" x 11'3") max
Part glazed entrance door to car park.

Store No 1 4.69m x 4.19m (15'5" x 13'9") max
Concrete floor. Door to car park. Power and light as fitted.

Store No 2 7.94m x 4.90m (26'0" x 16'1") max
Useful storage area. Accessed off the car park with wide door.

Lean to Store 4.43m x 2.73m (14'6" x 8'11") max
Timber double doors to from courtyard.

FIRST FLOOR

Showroom (Front) 9.6m x 7.0m (31'6" x 22'11") max
Currently sub divided into 4 areas. Windows to the front and side plus part rear elevations. Stairs to 2nd floor. Electric wall heater.

Toilet
Low level WC cubicle with wash basin. Electric O/Sink water heater.

Showroom (Middle) 4.19m x 4.06m (13'9" x 13'4") max
Windows to side. Electric wall heater. Power and light as fitted.

Showroom (Middle rear) 8.86m x 4.26m (29'0" x 13'11") max
2 large windows to the side. Barrelled ceiling. Door to ...

Rear Showroom (Right) 18.12m x 6.87m (59'5" x 22'6") max
Large open area with wide set of stairs down to the ground floor courtyard area. Stairs to second floor. Window to rear. Entrance to ...

Rear Showroom (Left) 16.48m x 5.05m (54'0" x 16'6") max
High ceiling. Window to front. Raised access door to

Storage Area 4.75m x 2.98m (15'7" x 9'9") max
Useful storage area at higher level.

Gents Toilet
Low level WC suite with wash hand basin. Electric O/Sink water heater.

SECOND FLOOR

Showroom (Rear) 17.98m x 6.86m (58'11" x 22'6") max
5 sky lights and windows to the rear elevation. Power and light as fitted. Electric wall heater. Fire door to small rear courtyard area.

Kitchen / Staff Room 5.92m x 2.0m (19'5" x 6'6") max
Range of base units with work top and inset stainless steel sink unit and single drainer. Space for fridge. Vinyl floor. Power and light as fitted.

Front Attic Space
Currently arranged as 3 rooms offering useful additional storage. Reduced height into eaves. Windows to rear and side. Roof lights. Power and light as fitted.

Storage Room No 1 2.94m x 2.83m (9'8" x 9'3") max

Storage Room No 2 2.96m x 2.66m (9'9" x 8'9") max

Storage Room No 3 4.35m x 3.70m (14'3" x 12'2") max

EXTERNALLY

This centrally located site benefits from a useful car park to the side with a rear gated and secure courtyard area to the rear offering additional Car Parking and loading facilities.

PRICE AND TENURE

Offers are sought in the region of £350,000 for the freehold of this substantial town centre site with vacant possession on completion.

Offers that are subject to contract only are preferred, but subject to Planning offers will be considered. However, the Vendors will require them to be accompanied with full details of the proposal, any discussions held with the planners at Teignbridge District Council plus details of their professional team and their previous experience with such developments. Confirmation that funding is in place for the development will also be required.

If a conditional offer is proposed a conditional exchange of contracts will be required to secure the premises for the period required to allow the purchaser to obtain the necessary planning consent to discharge this condition. Full details on request.

PLANNING

The premises have been used as a Retail Furniture Showroom for the last 30 plus years, with the owners also holding auctions on the premises in the past. However, the premises would be suitable for a wide variety of alternative commercial uses, including Offices, other Retail uses, Storage including Self Store, a Gym or Dance Studio or for light manufacture / assembly, subject to the usual planning and building regulations consent.

Alternatively, the site has potential for Residential development, either by the conversion of the existing buildings or demolition and a new build. The vendors have appointed Heighway Field Architects to prepare some sketch plans, see copies below, and they have subsequently applied to Teignbridge District Council for a Pre-App to discuss these principles. Full details will be made available after the meeting.

For further information on the Pre App and any discussions with the planners please speak to the architect Andrew Field of Heighway Field Tel: (01392 490800) or email him at andrew@heighwayfield.co.uk

Awaiting EPC

SERVICES

We understand mains water, drainage and electricity are available to the premises. We understand that gas is available close by but is not currently on site. However, interested parties are requested to make their own enquiries of the relevant service providers to establish that there is sufficient capacity to meet the needs of their proposed development.

RATES

Rateable Value: - £ 14,250 per annum (2017 valuation)
Rates payable: - £ 6,996.75 per annum (2019 – 2020)

For further information please contact the Business Rates department at Teignbridge District Council (01626 361101)

VAT

We understand that VAT is not payable on the purchase price.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been obtained, a summary of which is below with the full version available to download from the web site. The rating is :

LEGAL COSTS

Each party will be required to pay their own legal costs incurred in this transaction.

VIEWING

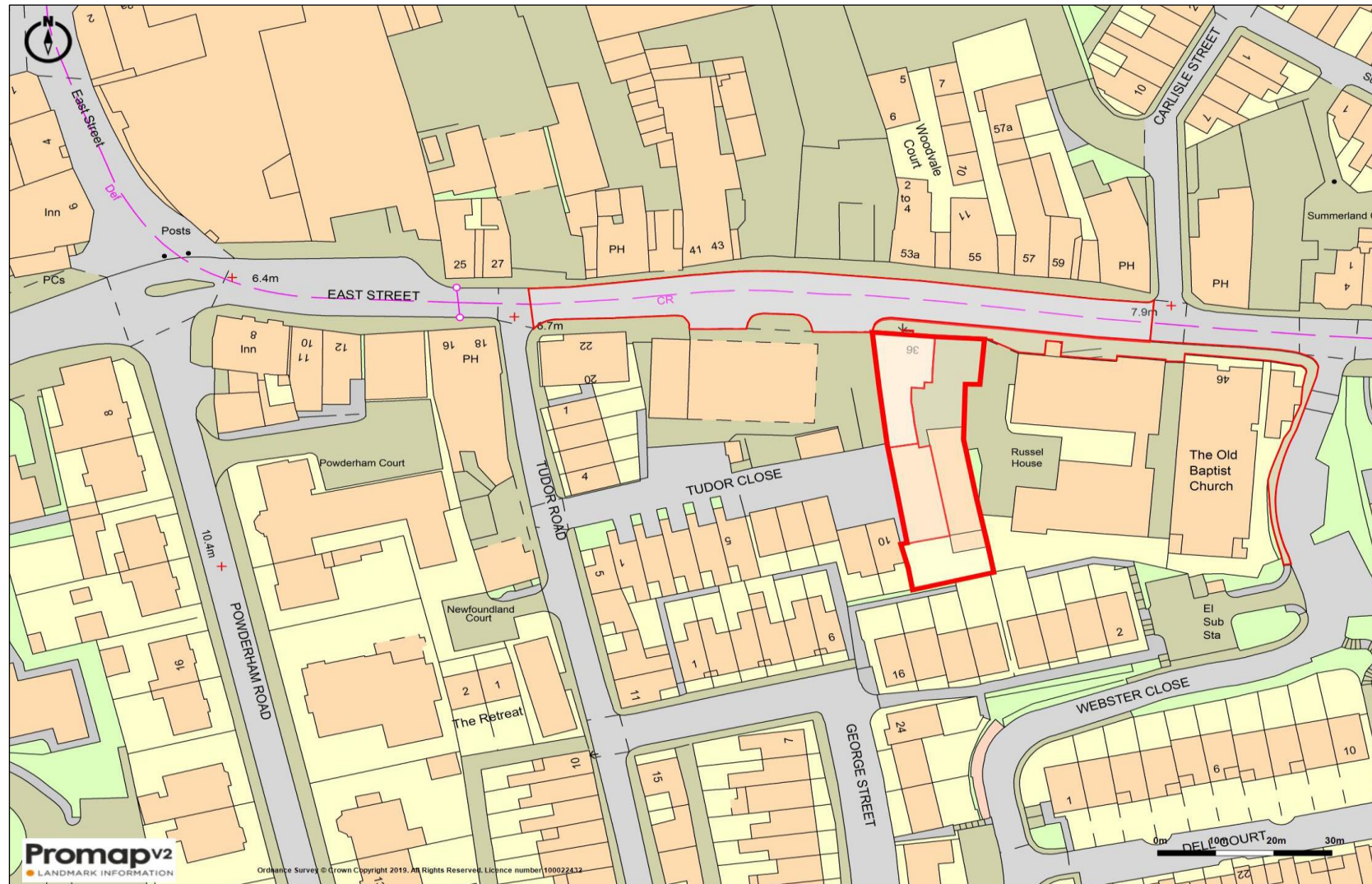
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0548)

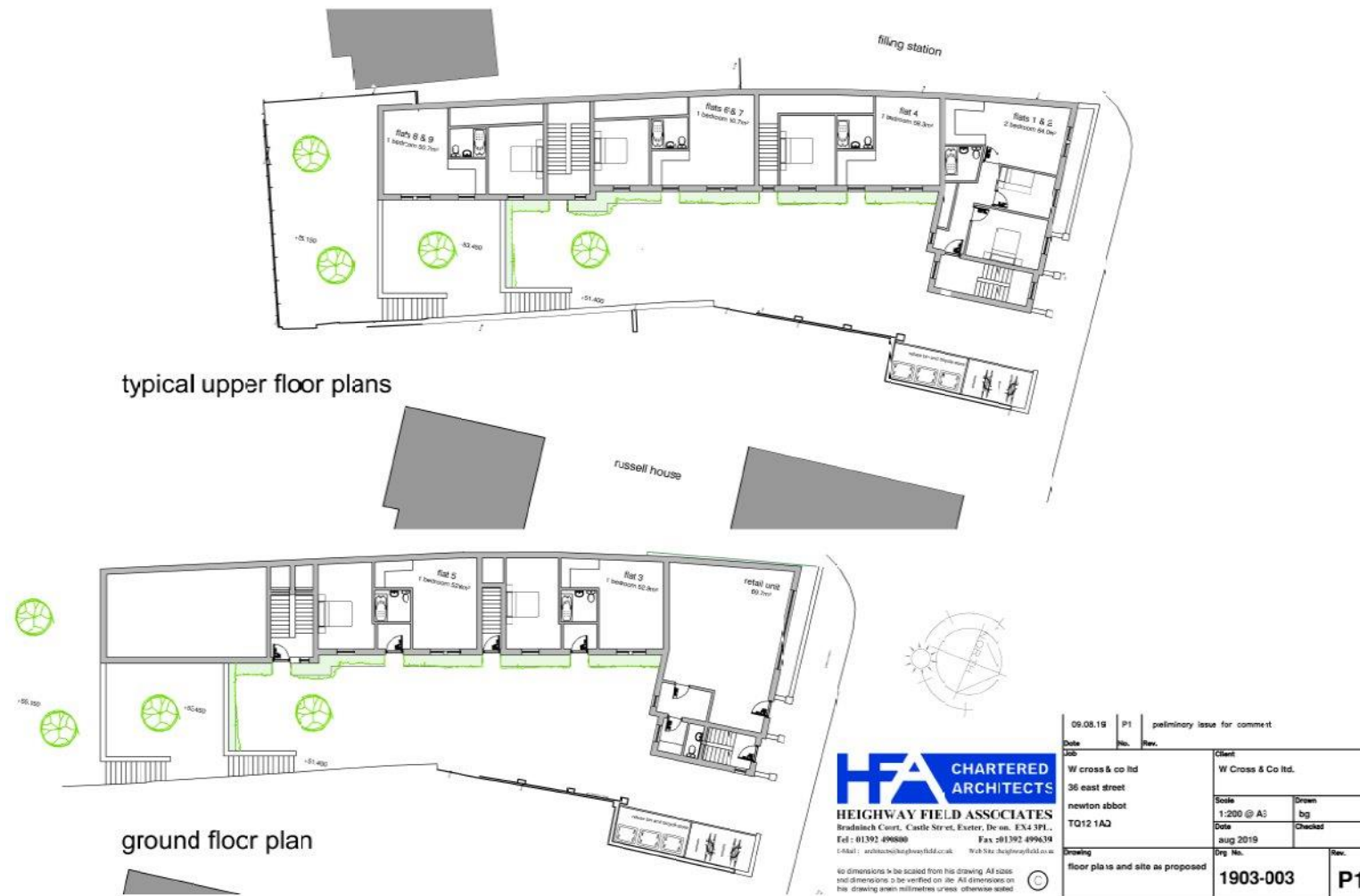


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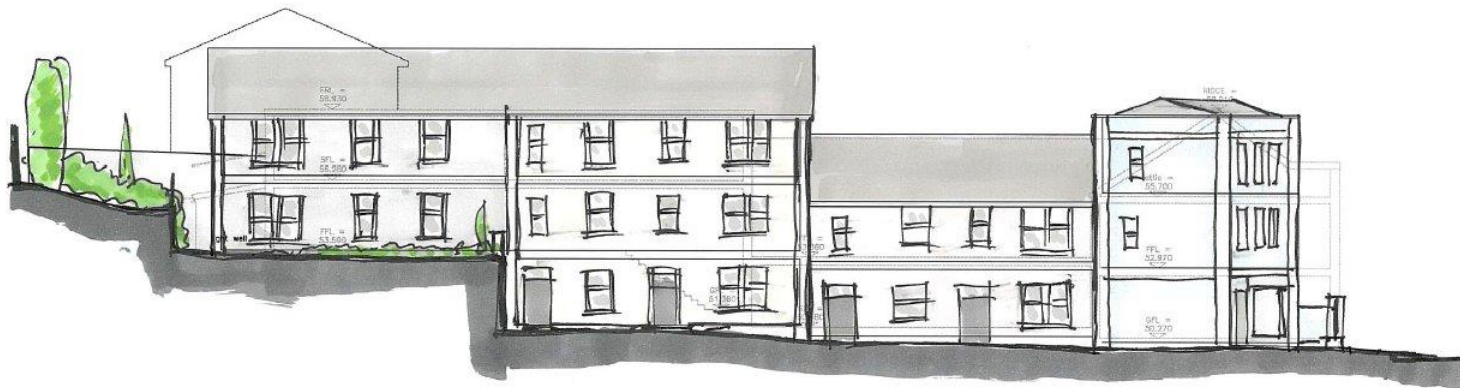








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Elevation as proposed
1903-004.

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.

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