

CAFE
OFFICE
RETAIL

TO LET

PROMINENT TOWN CENTRE RETAIL PREMISES IN A CONVENIENT LOCATION OPPOSITE MAIN CAR PARK

Totalling approximately 50 sq.m (541 sq.ft)

**SHOP NO 4 BRIDGE HOUSE, SHERBORNE ROAD,
NEWTON ABBOT, DEVON, TQ12 2QX**



An opportunity to occupy these town centre retail premises within this centrally located building in the centre of Newton Abbot, adjoining the prime retail area of Courtenay Street and Queen Street and fronting a large public car park. The premises are currently arranged as a Nail and Beauty salon, but are suitable for a wide variety of uses including retail, offices or continued. The premises could also suit a retail or Office use or another Beauty / Hair salon, subject to the usual consents.

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SITUATION AND DESCRIPTION

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 12½ 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 significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay.

Communications are excellent via A380 dual carriageway linking Exeter and the M5 motorway and on into Torquay and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are prominently located in a busy retail area directly opposite one of the main shopper's car parks in the town. Bridge House fronts both Sherborne Road and Courtenay Street, which is the prime retail area of Newton Abbot. The premises are currently fitted out as a Beauty / Hair Salon but could also suit a Retail or Office use, subject to the necessary consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows.

Retail / Office Area 5.15m x 4.65m (16'10" x 15'3") max

Wide frontage to Sherbourne Road with glazed full depth shop front and adjoining glazed entrance door. Attractive area with LVT flooring suspended ceiling with integrated LED panels. Radiators.

Treatment Room No 1

2.67m x 2.05m (8'9" x 6'9") max

Suspended ceiling with integrated LED lighting. Laminate floor. Power as fitted.



Treatment Room No 2

4.25m x 1.98m (13'11" x 6'6") max

Suspended ceiling with integrated LED lighting. Laminate floor. Power as fitted. Radiator.



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A Corridor from the front retail area leads to

Kitchen **2.12m x 1.66m (6'11" x 5'5") max**
Located to the rear of the premises and fitted with stainless steel sink and single drainer with cupboards under. Tiled splashback. Shelving over. Radiator.

Toilet
Low level WC Suite with wash hand basin. Window to rear.

LEASE
The premises are available via the assignment of an existing 6 year FRI lease by way of service charge from the 10th April 2025. A rent review exists on the 10th April 2028. A tenant only break clause also exists at the midway point with 6 months prior written notice. The lease is contracted outside of the landlord and Tenant Act. A 3 months rent deposit will be required.

RENT
£8,250 per annum for these well located retail / Office premises. A service charge of £180 per quarter plus VAT is payable for the maintenance of the building and common services, plus £223 pa for the buildings insurance.

BUSINESS RATES
Rateable Value: - £6,300 (2026 Valuation)

We understand that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact Teignbridge District Council Business Rates Department (01626 361101) for further information.

COMMERCIAL EPC
An EPC has been obtained and is available on request, or can be downloaded from the web site. The Rating is : - D 91

LEGAL COSTS
A contribution of £395 plus VAT is required towards the assignors legal costs, including abortive costs for the assignment of the existing lease.

VIEWING
Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0918)



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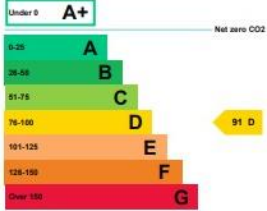
Energy performance certificate (EPC)

3-4 Bridge House Sherborne Road NEWTON ABBOT TQ12 2DX	Energy rating D	Valid until: 10 June 2028
		Certificate number: 0392-0569-3530-5400-4803

Property type: A1/A2 Retail and Financial/Professional services
Total floor area: 165 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others
Properties similar to this one could have ratings:

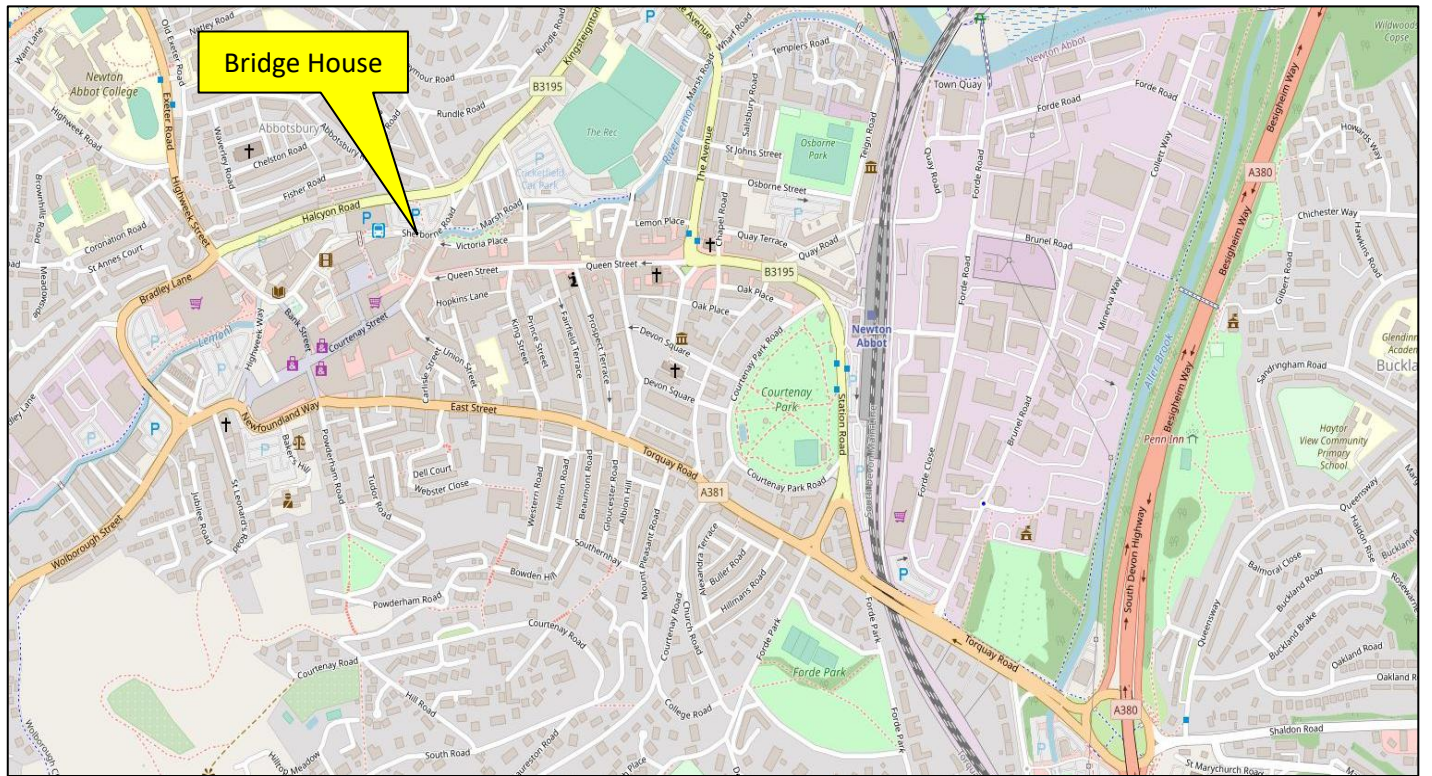
If newly built	30 B
If typical of the existing stock	87 D



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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.