

# Aaron Fox

## FOR SALE / TO LET

### PROMINENT RETAIL AND OFFICE PREMISES IN TOWN CENTRE LOCATION

Approximately 190 sq.m (2,045 sq.ft)

**20 - 22 UNION STREET  
NEWTON ABBOT  
DEVON TQ12 2JT**



An opportunity to acquire a substantial town centre premises suitable for offices, retail, Estate Agency or financial services with parking to the rear. The premises would also suit residential conversion, with or without commercial on the ground floor, subject to the usual consents.

**01392 204303**

Lynx House, Pynes Hill, Exeter, EX2 5JL  
[www.aaronfox.co.uk](http://www.aaronfox.co.uk)

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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 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 significantly enhanced in the summer from the nearby coast at Teignmouth and Torquay, plus the Dartmoor National Park.

Union Street is a popular secondary retail area with a wide range of local and regional retailers plus some professional users. Union Street links with Courtenay Street, the prime retail area of the town which is pedestrianised and leads into Market Walk, the covered shopping precinct. Union Street is a popular secondary retail and office area with a wide range of local and regional operators. The premises have most recently been used as a solicitor's office, but would suit a variety of potential users. The premises would also suit an investor or developer to either relet as is, or possibly split back into 2 units, or to redevelop into residential accommodation, subject to the usual consents.

## ACCOMMODATION

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

The premises are arranged with 2 entrances, one into the former retail premises at 20 Union Street plus the main office entrance into 22 Union Street.

**Office No 1**                      **4.07m x 3.70m (13'4" x 12'2") max**  
Window to the front. Storage cupboard in recess.

**Office No 2**                      **3.59m x 3.19m (11'9" x 10'5") max**  
Window. Door to front. Fireplace. Strip light.

**Office No 3**                      **3.67m x 3.05m (12'1" x 10'0") max**  
Window. Storage cupboard. Door to .....

**Kitchen**                              **2.54m x 1.69m (8'0" x 5'6") max**  
Door to rear car park with parking for 2 – 3 cars. Stainless steel sink unit with single drainer and cupboards below. Electric water heater over.

**Walk In Safe**                      **4.9m x 1.27m (16'1" x 4'2") max**  
Shelving as fitted.

**Toilet**  
Low level W/C suite

Stairs to the first floor with half landing and .....

**Office No 4**                      **3.06m x 2.83m (10'0" x 9'3") max**  
Window. Fireplace with shelving to recess.

**Toilet**  
Low level W/C suite

**Office No 5**                      **5.37m x 3.99m (17'7" x 13'1") max**  
Spacious room with 2 windows to the front. Fireplace. Display cupboard with glazed shelves over. Fitted shelving either side.



**Office No 6**                      **3.22m x 2.82m (10'7" x 9'3") max**  
Window to the rear. Strip light.

**Office No 7**                      **4.01m x 3.00m (13'2" x 9'10") max**  
Window. Fireplace.

**Office No 8**                      **3.14m x 2.71m (10'4" x 8'10") max**  
Window to the rear. Strip light.

**Office No 9**                      **4.01m x 2.25m (13'2" x 7'4") max**  
Window.

**Office No 10**                      **3.21m x 3.16m (10'6" x 10'4") max**  
Window. An external metal staircase leads down to the rear car park area providing a self contained access to the area of the building.

**Toilet**  
Low level W/C suite with wash hand basin.

**SHOP – 20 Union Street**

**Tel: - 01392 204303    Web: - [www.aaronfox.co.uk](http://www.aaronfox.co.uk)**

**Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL**

**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 AARON FOX 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 AARON FOX 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 AARON FOX. All rentals and prices are exclusive of VAT where applicable.

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**Shop / Office No 11**      **4.94m x 2.94m (16'2" x 9'8") max**  
Double fronted with 2 deep window display areas and central recessed part glazed door. Suspended ceiling. Strip lighting. Door to the rear to .....

**Office No 12**      **3.76m x 3.02m (12'4" x 9'11") max**  
Window to rear.

**Office / Store No 13**      **3.85m x 2.18m (12'8" x 7'2") max**  
No natural light. Door to ...

**Store**      **4.04m x 1.77m (13'3" x 5'10") max**  
No natural light. Door to front shop / office.

**Kitchen**      **2.43m x 1.82m (7'11" x 5'11") max**  
Stainless steel sink unit with single drainer and cupboards below. Electric water heater over.

**Toilet**  
Low level W/C suite with wash hand basin.

## EXTERNALLY

To the rear of the premises is a level car parking area with space for 2 – 3 cars. Leading off is an outside storage area which is ideal for dead file storage etc.



## TENURE

The property is available freehold with vacant possession on completion.

Alternatively, a new 3 or 6 year lease is available on FRI terms with a rent review at the end of the third year.

## PRICE

Offers are sought in the region of £200,000 for the freehold with vacant possession on completion.

## RENT

A rent in the region of £15,000 pax is sought for the whole property, with incentives available. A letting of part only would also be considered. Further details are available on request.

## VAT

VAT is not chargeable on the sale price or the annual rent.

## RATES

We have been verbally advised by the business rates department at Teignbridge District Council of the following: -

Rateable Value: -      £9,700  
Rates Payable: -      £4,481.40 per annum (2008 – 2009)

## SERVICES

Mains water, drainage and electricity are available. Purchasers are advised to make their own enquiries of the relevant service providers

## LEGAL COSTS

Each party to pay their own legal costs for a sale. In the event of a letting, a contribution of £400 plus VAT towards the landlord's legal costs, including abortive costs will be required.



## VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)      Ref (0388)

**Aaron Fox**

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