



SITUATION

Occupying a prime position in the town's pedestrianised retail thoroughfare, adjacent to **Costa**, opposite **EE** and **Waterstones** and amongst other multiple retailers as **Card Factory**, **Superdrug**, **WHSmith**, **Tui**, **Peacocks**, **Boots** and many others.

Newton Abbot is a popular and attractive market town located between the A38 and the A380 some 13 miles south of the M5 (Junction 31) and 6 miles north-west of Torquay.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on part first floor and **2 Self-Contained Flats** planned on part first, second and third floors. The property benefits from a pedestrian right of way over part of the adjoining rear service area for access from East Street.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'1"
Internal Width	17'5"
widening at rear to	18'2"
Shop Depth	67'11"
Built Depth	81'2"
Area	Approx. 1,145 sq ft

2 WCs

First Floor Ancillary

Area	Approx. 495 sq ft
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First Floor Flat

1 Bedroom, Living Room/Kitchen, Bathroom, sep. WC
(GIA Approx. 460 sq ft)

Second & Third Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 865 sq ft)

TENANCY

The entire property is let on a full repairing and insuring lease to **Newton Abbot V.E. Limited (a subsidiary of Vision Express)** (**Vision Express have over 550 branches**) for a term of 5 years from 6th March 2018 (**renewal of a previous lease – in occupation since 2006**) at a current rent of **£37,800 per annum** exclusive.

Note 1: The first floor flat is used by the tenant for storage. The second floor flat is unoccupied.

Note 2: Refer to the Auctioneers for the virtual tour of the flats.

£37,800 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

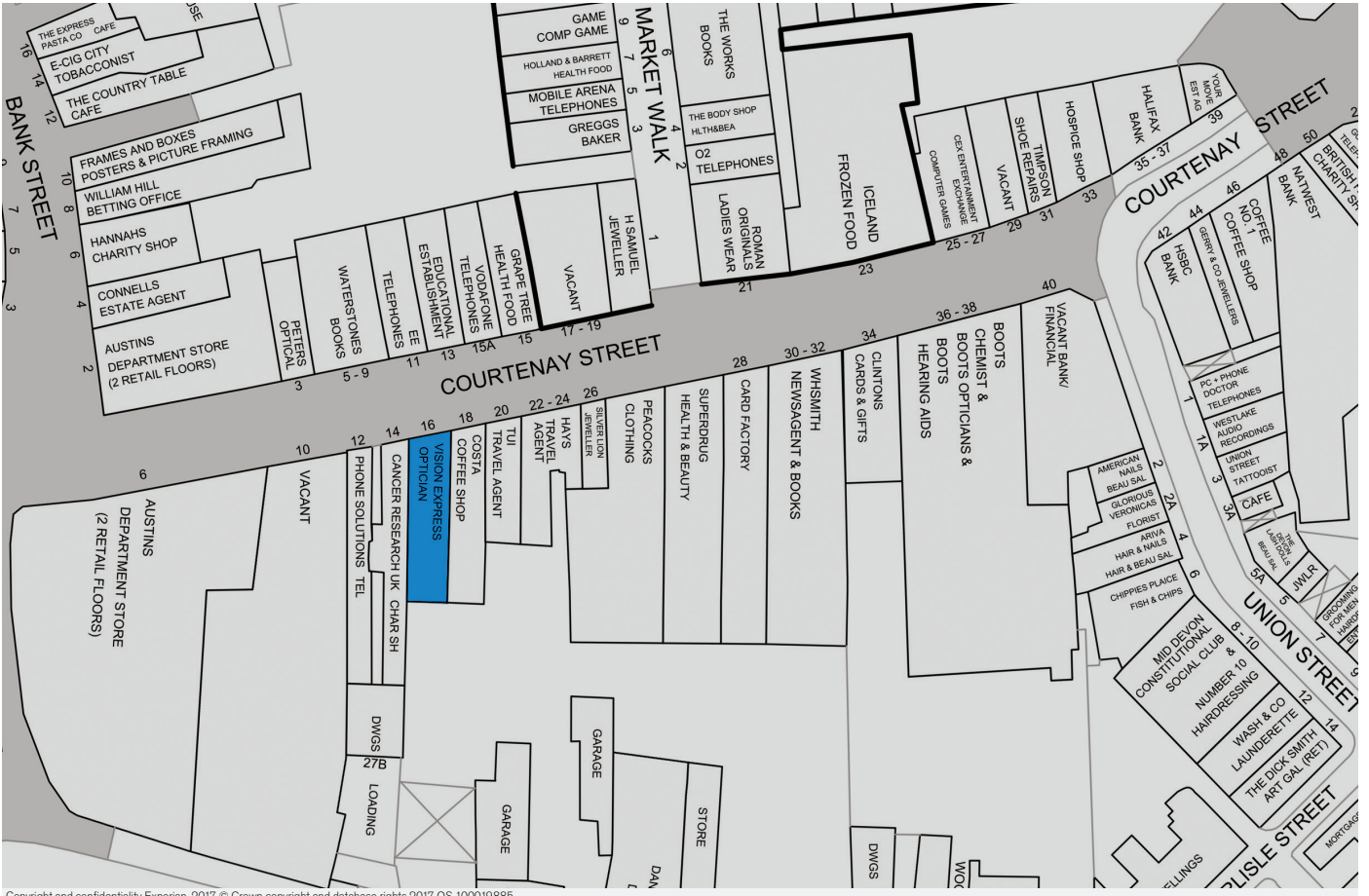
Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**





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