

LOT  
**133**

105–107 Queen Street, Newton Abbot, Devon TQ12 2BG

GUIDE PRICE **£275,000+\***

MIXED USE

### Description

A fabulous investment opportunity to acquire a freehold town centre premises comprising a ground floor retail unit currently let to a long established tenant, on a fully repairing/insuring lease, with rents passing on a six year renewable term of £12,500+ vat, along with two × one bedroom first and second floor self-contained flats, both let on assured shorthold tenancies and currently generating income of £8,820pae and £7,800pae respectively, with the potential for an increase of the rental income of the second floor flat in 2024. The whole currently providing a combined income of £29,120pae.

### Situated

Queen Street is situated in the thriving market town of Newton Abbot and is currently undergoing a programme of regeneration to further enhance the location. Newton Abbot offers a wide variety of shopping and leisure facilities, retail parks, race course and supermarkets, being readily accessible to the A380/A38/M5 road networks and having the benefit of a mainline railway station.

### Ground Floor

Self-contained retail unit of 64.7 square metres, comprising two retail zones, staff toilets, kitchen and store room, with a VOA rating £10,750.

### First Floor

**Flat 1** Telephone entry system,

entrance hall, open plan lounge/kitchen/diner, double bedroom and bathroom.

### Second Floor

**Flat 2** Telephone entry system, open plan lounge/kitchen/diner, double bedroom and bathroom.



### Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

### EPC Ratings

**Retail premises B Flat 1 D Flat 2 D**

### Council Tax/VOA rating

**Retail premises £10,750 Flat 1 A Flat 2 A**