

Catering Premises

Ref No: 5402

32 Queen Street, Newton Abbot, Devon, TQ12 2EQ



Adaptable Well Equipped Catering Premises

Located in Popular Market Town

Benefitting from Spacious Maisonette & Parking

Trade Inventory Available Via Separate Negotiation

Rent £25,000 PA with Internal & Shop Front Repairing & Insuring Obligations

Annual Rental of £25,000

Interested in this property?

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LOCATION

Queen Street is one of Newton Abbot's principal trading areas within the town offering a diverse mix of retail outlets, professional occupiers, and catering establishments. Newton Abbot Railway Station is located nearby and provides mainline connections to Exeter, Plymouth, Torbay, London, and the North. The town centre also benefits from ample, affordable car parking.

DESCRIPTION

The premises currently trades as a Chinese Restaurant however the restaurant would be easily adapted to suit all styles of catering. The premises is being offered with vacant possession with the trade inventory being available via separate negotiation with the outgoing tenant. The first and second floor accommodation requires some refurbishment but when done would provide spacious owners accommodation or, subject to confirmation, could be let on an AST therefore providing extra income.

The premises comprises:-

GROUND FLOOR CATERING UNIT

Double doors to:-

MAIN TRADE AREA

The restaurant provides for 55 covers at a range of tables with high backed chairs. Ceiling mounted A/C & heating unit, modern drop pendent lighting and tiled flooring.

Bespoke Bar to the rear with sink unit and 2 under counter fridges.

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN

Fully equipped for a busy commercial kitchen to include walk in fridge (new motor fitted in 2025), extraction, 7 ring Wok cooking station, central pass, a range of fridges & freezers and hot cupboard. Wipe clean wall covering and no slip flooring. **Wash Up Area** with commercial dishwasher (purchased in 2025) and large double sink unit.

PARKING & BIN STORE

To the rear with space for 2 cars. Access to maisonette.

RESIDENTIAL ACCOMMODATION

With separate access from the rear. Stairs to first floor.

LARGE KITCHEN/DINING AREA

Rear aspect.

SPACIOUS LIVING ROOM

Front aspect.

SHOWER ROOM

With shower cubicle, WC and wash hand basin. Plumbing for a washing machine.

STORE ROOM

Access to flat roof area housing large immersion heater providing hot water to both the commercial and residential units. Stairs to second floor.

BEDROOM 1

Large room which had been subdivided. Front aspect.

BEDROOM 2

Rear aspect.

GENERAL INFORMATION

TENURE

The premises is available via assignment of a 15 year lease from 2021. The rent is £25,000 per annum. The lease has internal & shopfront repairing and insuring obligations.

BUSINESS RATES

2023 List: £12,350.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

COUNCIL TAX BAND B

SERVICES

The premises is connected to all mains services and fitted with CCTV.

INVENTORY

The trade inventory is available via separate negotiation with the outgoing tenant.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

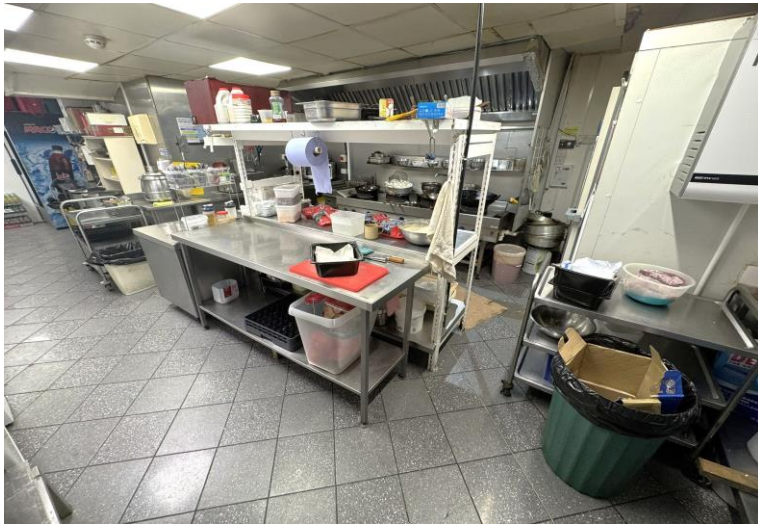
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