

FOR SALE

PROMINENT GROUND FLOOR OFFICE / RETAIL PREMISES PLUS A WELL FITTED FIRST FLOOR OFFICE / STUDIO IN A CENTRAL LOCATION IN THIS POPULAR MOORLAND TOWN

Approx. 44 sq.m (473 sq.ft) on Ground Floor plus 21 sq.m (226 sq.ft) on First Floor
so totalling some 65 sq.m (700 sq.ft) in this prominent town centre location

**GROUND AND FIRST FLOORS, 53 FORE STREET,
BOVEY TRACEY, DEVON, TQ13 9AB**



This offers a rare opportunity to acquire the freehold of this prominent town centre Office / Retail/ Studio premises in the centre of the sought after Moorland town of Bovey Tracey. The premises are currently arranged as a ground floor retail unit with a refurbished self contained office / Studio on the first floor.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises comprise a spacious ground floor Retail / Office premises with a large refurbished self contained first floor office /studio accessed from a separate access from Fore Street. The premises are well located in the heart of the town, close to the Tesco Express, a Spar with Post Office and a wide range of local retailers. Bovey Tracey offers a range of shops and amenities, including a primary school, doctors surgery, several pubs and restaurants, two garages, library, cricket pitch and open air heated swimming pool with tennis courts etc. The open Moor of Dartmoor is just a few minutes' drive away with the coast at Teignmouth just 20 minutes drive.

Newton Abbot with its mainline railway station is approximately 6 miles distant, with the coastal resorts of Torbay also within easy driving distance, as is the Cathedral city of Exeter which offers a wider range of work, shopping and leisure facilities in addition to mainline rail services to London (Paddington) and a growing regional and international airport. Exeter and the M5 Motorway are approximately 15 miles distant with Plymouth and its Cross Channel Ferry Port approximately 40 miles distant. The premises have most recently been used as a retail space on the ground floor with an Office over, but would suit a variety of potential users. The ground and first floors both have separate supplies for electricity and water and so can be occupied independently.

ACCOMMODATION

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

Office No 1

**7.30m x 3.73m narrowing to 2.76m
(23'11" x 12'3" narrowing to 9'0") max**

Full height glazed shop front with glazed door to one side. Attractive retail or office area with suspended ceiling and integrated LED lighting. Power and data to dado trunking on 2 walls. Carpet tiles. Electric wall heaters. Understairs cupboard.

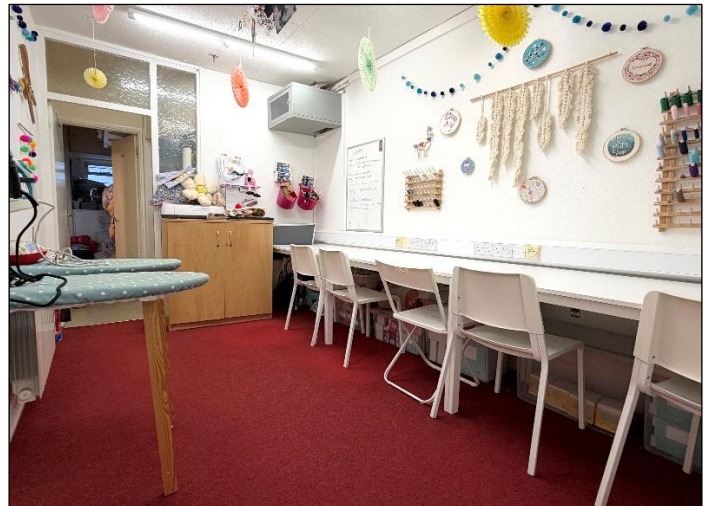


To the rear of the shop area is a door to

Store / Office

3.94m x 2.57m (12'11" x 8'5") max

Part glazed screen to the front office. Carpeted. Strip lighting. Power and data to dado trunking on 2 walls. Electric wall heater.



Kitchen Area

3.97m x 1.61m (13'0" x 5'3") max

Worktop with inset stainless steel sink and single drainer. Space for fridge and dishwasher. Shelving as fitted above. Vinyl floor.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

Ladies Toilet

WC suite with wash hand basin.

Gents Toilet

WC suite and wash hand basin.

FIRST FLOOR

Approached via a separate access to the side of the premises leading directly off of Fore Street. This access also contains a right of way to the adjoining flat in No 51 Fore Street.

First Floor Office / Studio **7.24m x 2.92m (23'9" x 9'7") max**

Door on Fore Street leading up to landing with door to

Spacious room with windows to the front and rear. LED lighting as fitted. LVT flooring. Dado trunking to 2 walls. Electric wall mounted heater. Over stairs storage cupboard. To one end is a ..



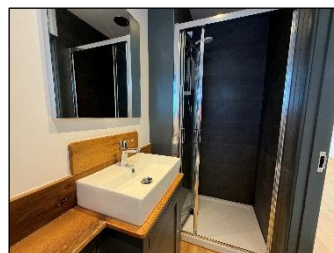
Kitchen Area

Range of base units with worktop over and inset stainless steel sink unit with drainer. Under counter fridge. Full height storage unit. Power as fitted.



Toilet / Shower

WC suite with wash hand basin. Glazed shower cubicle with Mira electric shower unit with tiled surround.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

EXTERNALLY

To the rear of the premises is a rear access with the use of a covered shared yard area offering bin storage.

PRICE AND TENURE

Offers are sought in excess of £195,000 for the freehold of these well located premises located in the centre of this sought after Town. The premises could be of interest to both owner occupiers who wish to occupy either the whole of the property or part off, or an investor wishing to let the premises.

It may also be possible to obtain planning consent to add an additional floor to the flat roof area at the rear achieving sufficient space to create a one bedroom flat. Interested parties are encouraged to make their own enquiries.

BUSINESS RATES

Rateable Value: - £5,800 (2026 Valuation)

A reduction of up to 100% may be available 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)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a summary of which is attached to these particulars. A full copy is available to download from the web site. The rating for the Shop is: E 123 with the first floor Office: C 55

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

SERVICES

We understand that mains water, drainage and electricity are available to the premises.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

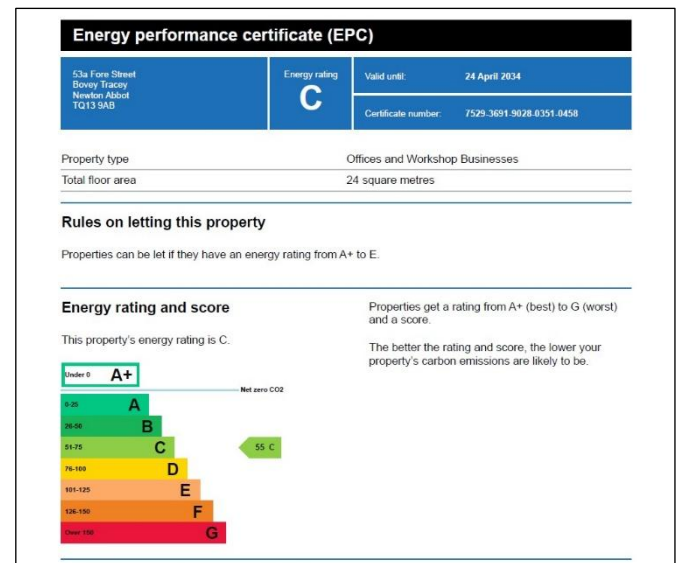
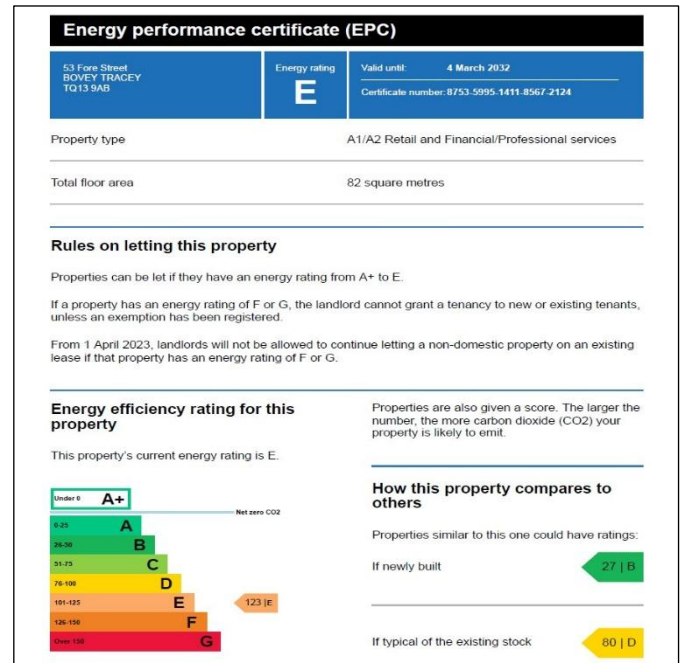
A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VAT

We understand that VAT is not payable on the sale price.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0700)



Tel. 01392 691007

Mob. 07831 273148

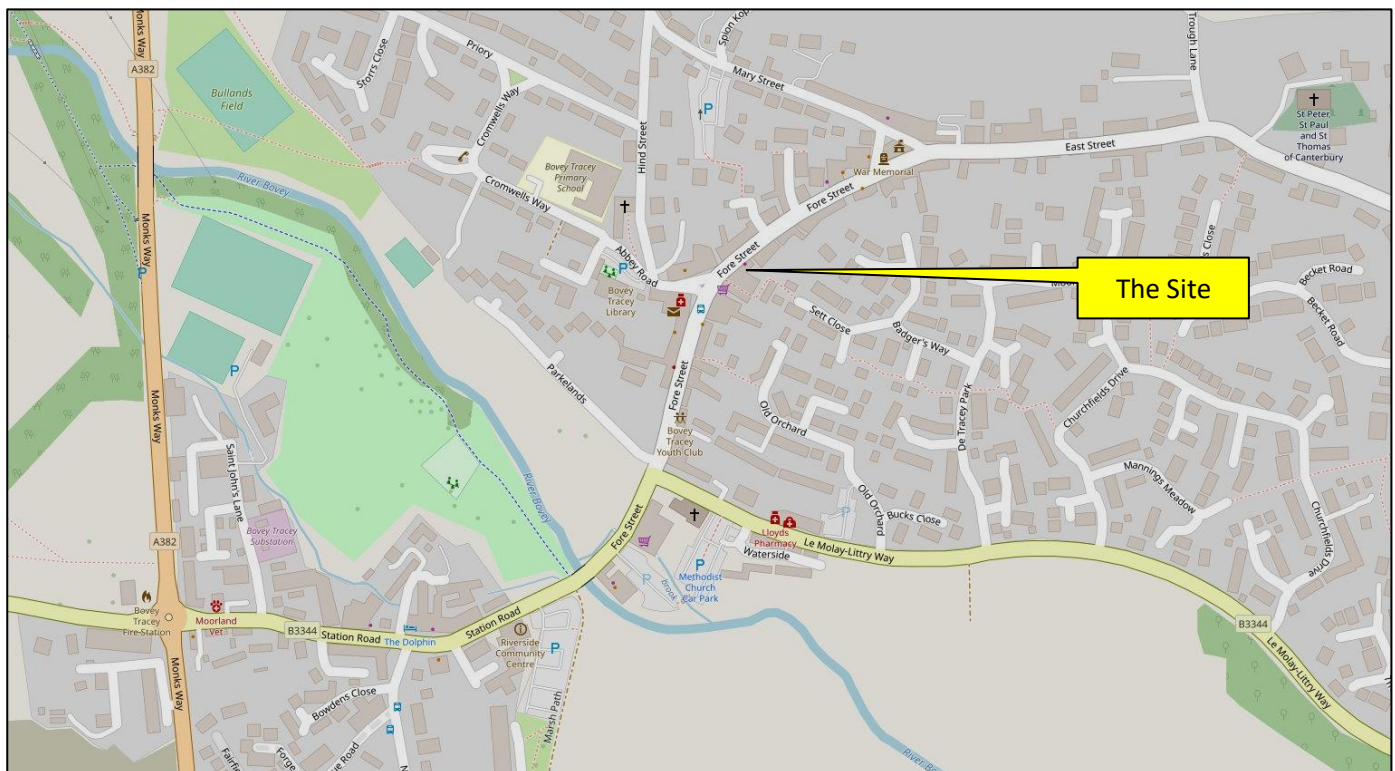
Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



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.