



SITUATION

Located in this town centre retail thoroughfare, approx. 200 yards from the start of the pedestrianised section, adjacent to **Savers** and amongst such other multiple retailers as **Milleys, Spar, PDSA, Nationwide, Poundland, Santander, Specsavers, Sports Direct, Betfred, Ladbrokes** and **British Heart Foundation**.

The Railway Station is under 1/2 mile distant.

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 terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first and second floors which includes a spacious deck/terrace area.

The property includes **1 parking space** accessed from Victoria Place.

VAT is NOT applicable to this Lot

ACCOMMODATION

Ground Floor Shop

Gross Frontage	20'6"
Built Depth	85'0"
Area	Approx. 1,181 sq ft ¹
WCs	

First & Second Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC	
Area	Approx. 947 sq ft ²

Plus 1 rear Parking space

¹Not inspected by Barnett Ross. Area taken from VOA.

²Not inspected by Barnett Ross. Area taken from EPC.

FREEHOLD offered with VACANT POSSESSION

Note 1: The shop and flat was previously let until 24th June 2024 to William Hill Organization Limited at £24,000 p.a.

Note 2: There may be potential to extend at rear first and second floor levels and add a third floor to create additional flats, subject to obtaining the necessary consents.

Note 3: Refer to the Auctioneers for the video tour of the property.

Vacant Shop & 2 Bed Flat

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

Vendor's Solicitors

BSG Solicitors LLP
Tel: 020 8343 4411 Ref: Jeremy Swerner
Email: jeremy@bsgsolicitors.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'**

