

Bettesworths

61 Wolborough Street, Newton Abbot, TQ12 1JQ

Office To Let / For Sale | £14,000 per annum / £185,000 | 1,872 sq ft

Highly Prominent Town Centre Commercial Premises For Sale or To Let





Key Points

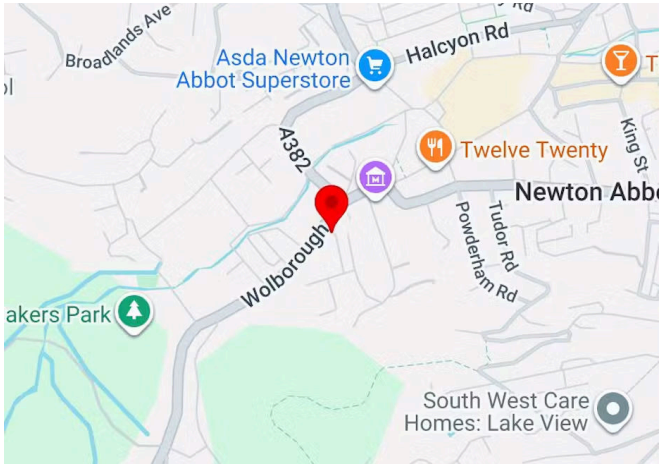
- Prominent Town Centre Commercial Unit with Flexible Accommodation
- Gross Internal Area Approx 174m2 (1,872 sq ft)
- Flexible Class E Accommodation Over Two Floors
- On-Site Parking for up to six Cars
- Two Accesses With Versatility for Layout and Usage

Description

A prominent commercial property with flexible accommodation over two floors, extending to approximately 174 sq m (1,872 sq ft) GIA. The ground floor has front and rear access and is arranged as reception areas, offices and ancillary space. The first floor provides further office accommodation, a kitchen and WCs. The property benefits from central heating and double glazing.

Location

The property occupies a visible position on Wolborough Street, directly opposite Wolborough Street Car Park and a short walk from Newton Abbot's main shopping area. Wolborough Street provides access towards Totnes and the South Devon Link Road. The surrounding area is an established commercial location with independent businesses and national occupiers including Asda and The Gym Group.



Summary

- Rent: £14,000 per annum
- Price: £185,000
- Business rates: £6,588 per annum based on 2026 valuation.
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

Further information

- View Microsite

Contact & Viewings



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GROUND FLOOR

FRONT RECEPTION AREA
23' 2'' x 12' 6'' (7.07m x 3.80m)

OFFICE/ANCILLARY STORE
11' 0'' x 15' 7'' (3.35m x 4.75m) (max)

OFFICE
18' 2'' x 9' 8'' (5.529m x 2.94m)

REAR RECEPTION LOBBY
10' 0'' x 9' 11'' (3.05m x 3.022m) (min)

REAR BACK OFFICE
7' 10'' x 23' 4'' (2.38m x 7.1m) (min)

FIRST FLOOR

BOARDROOM
10' 8'' x 10' 8'' (3.24m x 3.26m)

DIRECTORS OFFICE
10' 2'' x 12' 2'' (3.087m x 3.7m)

KITCHEN

MALE WC

FEMALE WC

ATTIC
13' 0'' x 14' 7'' (3.956m x 4.457m)

TOTAL GROSS INTERNAL AREA

Approximately 174 sq m (1,872 sq ft).

LETTING OF PART

The property can be split into two smaller units with the addresses 61 Wolborough Street and 61a Wolborough Street. 61 Wolborough Street consists of the larger ground and first floor section on the left and 61a consists of the ground floor only section to the right. Interested parties are advised to speak to the agents as to availability and rents of these two sections.

PLANNING

Class E commercial premises. Potential for conversion or redevelopment, subject to the necessary consents.

VAT

The property is not opted to tax for VAT purposes.

Availability

Available Immediately

Bettesworths

These particulars do not constitute an offer or contract. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property. Maps are not to scale.

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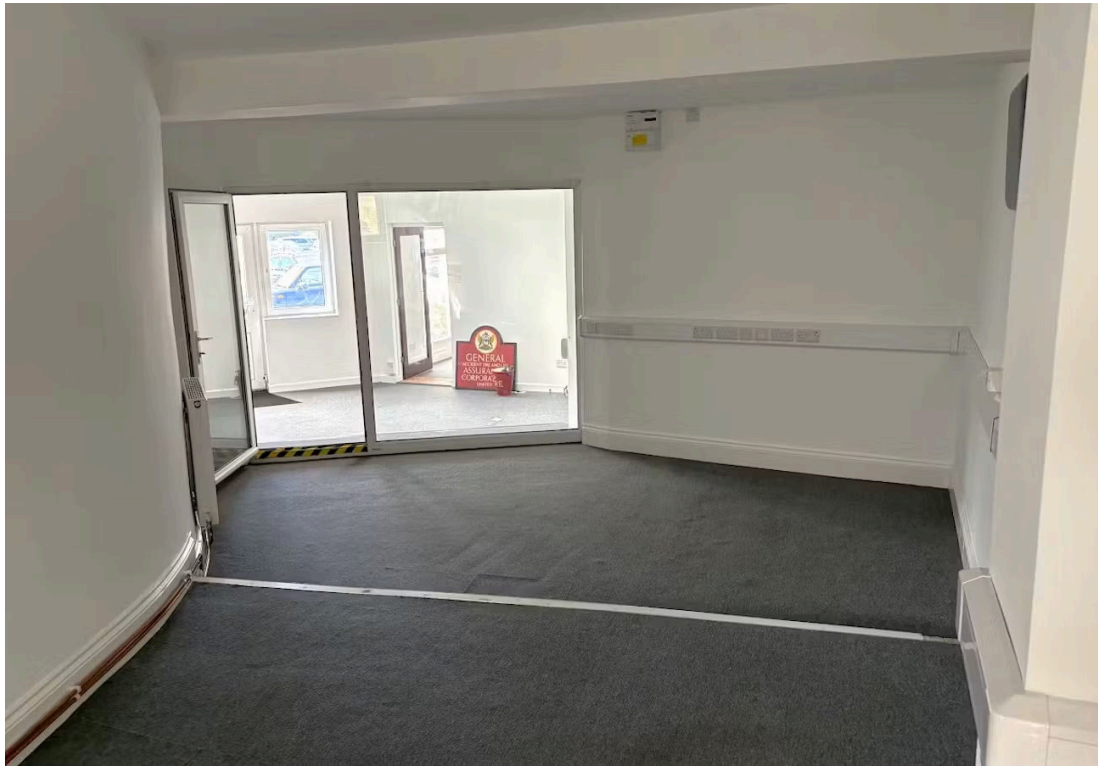




FOR SALE
Bettesworths
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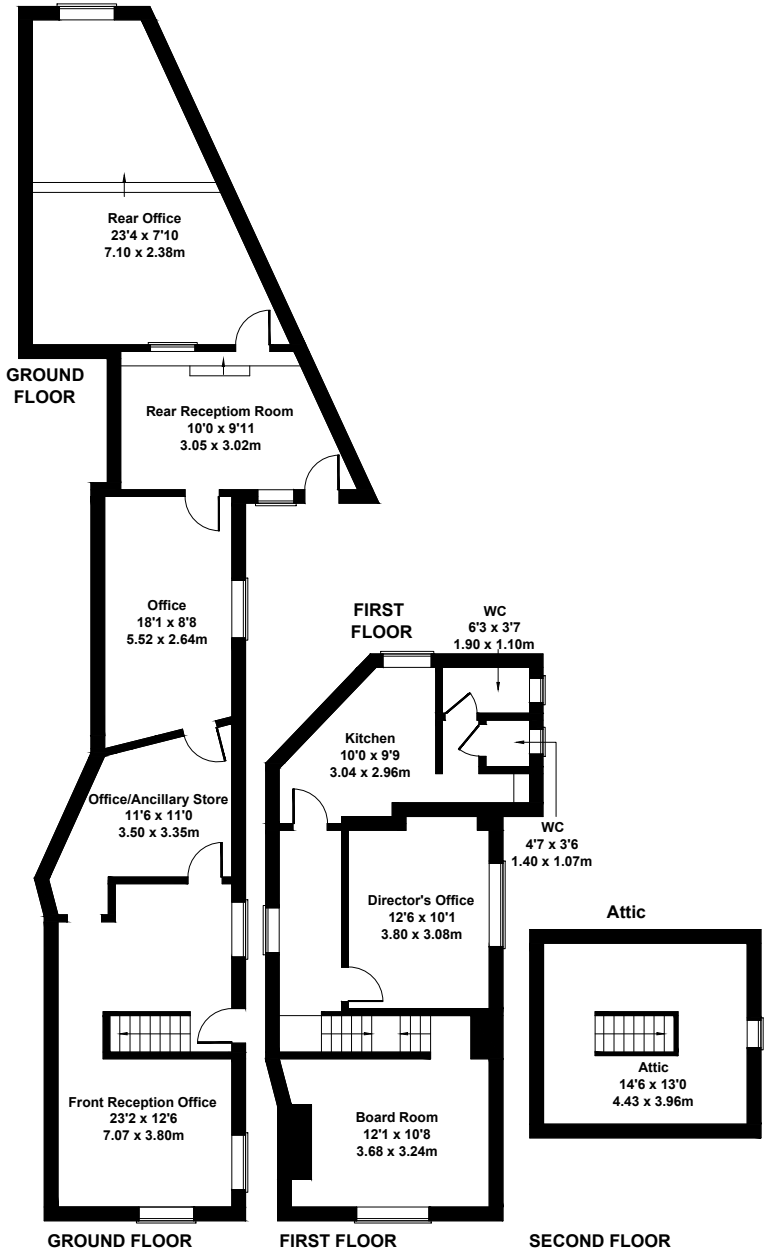
STORAGE BOX



61 Wolborough Street, Newton Abbot

Approximate Gross Internal Area
1798 sq ft - 167 sq m



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