



NEWTON ABBOT
22-26 WOLBOROUGH STREET
DEVON
TQ12 1TG

PROMINENT NEW RETAIL UNITS **A1-A5 PLANNING**

LOCATION

The premises are to be situated in a prominent location at the edge of the pedestrianised Wolborough Street, at the junction with Highweek Way (A382), the inner ring road. The premises are to be immediately opposite ASDA and a 500 space car park, Carpetright and Austin's Department Store nearby on Wolborough Street.

ACCOMMODATION

The proposal is to provide a mixed use development, comprising ground floor retail accommodation benefitting from a contemporary glazed frontage. The upper parts will be new residential units. The premises will have the flexibility to be let either as a whole, or in smaller units, comprising the following approximate net internal floor areas:-

Unit 1:	183 sq m	(1,970 sq ft)
Unit 2:	830 sq m	(8,934 sq ft)

Plans are available detailing the proposed floor areas and/or sub-division.

PLANNING

Our clients have achieved a planning consent for the premises to be used for any use within classes A1 – A5.

TENURE

The premises are to be let on a new, effectively full repairing and insuring lease on terms to be agreed.

RATES

The premises are yet to be assessed for rating purposes.

VIEWING

Please contact this office for further information.

EPC AVAILABLE ON COMPLETION OF DEVELOPMENT

April 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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020 7569 9900

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South West Elevation



South East Elevation



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