



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0117 970 7535 | www.rhtretail.co.uk | 68 OAKFIELD ROAD CLIFTON BRISTOL BS8 2BG



TO LET – HIGHLY VISIBLE RETAIL SHOWROOM

**NEWTON ABBOT TOWN CENTRE
WOLBOROUGH STREET, TQ12 1JQ**

A1, A2, A3/A4/A5 USES AVAILABLE. D1 & D2 USES (SUBJECT TO PLANNING)

Artists impression of completed development (left hand property)

Location

The proposed development will occupy a highly prominent corner location fronting **Wolborough St** close to the primary shopping area of **Courtenay St** within Newton Abbot Town Centre. Occupiers in the vicinity include **M&S Outlet & Austins Department Store**. The subject property is directly opposite **ASDA** and **Carpetright**. The location is highlighted upon the attached traders extract.

Description & Timing of Development

The property (upon completion of landlord's works) will comprise a ground floor retail showroom forming part of a larger residential development over the upper four floors. The property will be ready for occupation in **January 2021**.

Accommodation (capable of subdivision)

Gross Ground Floor Area	330 sq m	(3,552 sq ft)
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Rental and Lease Terms

Upon Application.

Planning

Planning has been obtained for a ground floor retail showroom with residential accommodation over the upper floors.

Use

A1 (Retail), A2 (Financial Services) & (A3/A4/A5 Restaurant/Food). D1 & D2 uses also considered (subject to planning).

Plans

Available upon request.

Business Rates & Energy Performance

To be assessed following completion of works.

Viewing

Strictly by appointment via the sole retained agent.

**Barry Muggridge
Rowley Hughes Thompson**

Direct Tel: 0117 970 7534

Email: barrym@rhtretail.co.uk

Date prepared: April 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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