



Red Post Garage

Newton Road, Nr. Totnes, Devon, TQ9 6NQ



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MOT / GARAGE / CAR SALES SITE

Prominent Roadside Position with High Passing Traffic

Approx. 473m² (5,091 sq ft) Accommodation on a 0.3 Acre Site with Forecourt

Modern Workshops & Offices

Suitable for Motor Trade, Car Sales or Other Commercial Uses (STP)

LOCATION

The property is situated in a quasi-rural location fronting the A381 Newton Abbot (5.5 miles) to Totnes (3 miles) road, with a second entrance off the adjoining country lane.

The immediate area is predominantly farmland, with a small number of nearby residential dwellings and commercial units. As the A381 is the principal route connecting Totnes and Newton Abbot, the property benefits from a high level of passing traffic.

The frontage to the A381 provides excellent potential for car sales or other roadside trade uses.

DESCRIPTION

The property comprises a roadside garage site extending to approximately 0.3 acres (0.12 hectares), with a number of buildings of mixed age and construction.

Originally a Fuel / Service Station, the front building houses the forecourt kiosk, storage and first-floor office. The Main Workshop, which is only 15 years old is metal clad around a steel portal frame, under a pitched insulated roof with photovoltaic solar panels.

Warehouse/Storage – Accessed through roller shutter doors, with heating provided by a kerosene boiler unit. The site is supplied with single-phase electricity.

Externally, there is a concrete forecourt/parking area for approximately 30 cars, together with an external WC.

Ref No: 5145

Annual Rental of £72,000

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The accommodation briefly comprises:-

FORECOURT CANOPY

17' 9" x 30' 6" (5.4m x 9.3m)

FORECOURT KIOSK

14' 1" x 16' 0" (4.3m x 4.87m) (20.45m²)

Door to:

OFFICE

15' 3" x 14' 5" (4.65m x 4.4m) (20.46m²)

(Part of main workshop)

STORE

3' 7" x 11' 10" (1.09m x 3.6m) (3.92m²)

STORE

9' 10" x 16' 5" (3m x 5m) (15m²)

Stairs to: **FIRST FLOOR**

MEZZANINE STORAGE

OFFICE

14' 9" x 10' 10" (4.5m x 3.3m) (14.85m²)

MAIN WORKSHOP

49' 3" x 73' 2" (15m x 22.3m) (364m²)

Electric roller shutter door 4.5m x 5m. Inspection pit. Rolling road. Photo-voltaic solar panels on the roof.

WORKSHOP ANNEXE

19' 8" x 19' 8" (6m x 6m) (36m²)

With ROLLER SHUTTER DOOR

11' 6" x 9' 10" (3.5m x 3m)

STORE

6' 3" x 26' 10" (1.9m x 8.17m) (8.17m²)

GROSS INTERNAL AREA

473m² (5,091 sq ft)

TENURE

The property is available by way of a new FRI lease. Lease length and exact terms to be agreed by negotiation.

RATEABLE VALUE

2023 List: £16,000. **Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority.

EPC RATING E

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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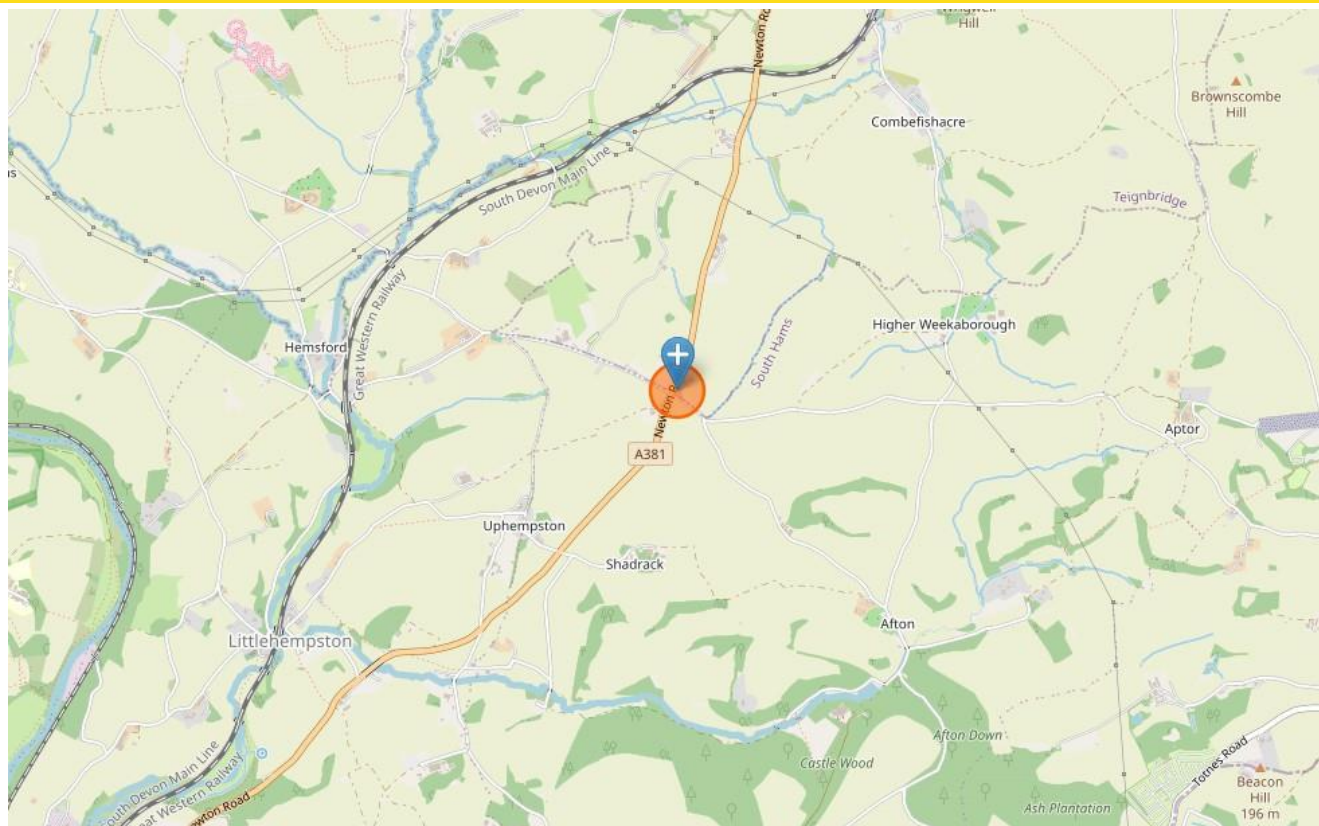
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