



Sun Court & 16 Wolborough Street

Wolborough Street, Newton Abbot, Devon, TQ12 1JJ



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Fully Let Mixed Use Investment in the Heart of Newton Abbot
Gross Rental Income Currently £59,685 Per Annum
Comprising 6 Self-Contained Residential Flats & 2 Commercial Units
Great Income Spread to Mitigate Investment Risk
Well Managed & Secure Rental Income Opportunity in a Thriving Location

LOCATION

Sun Court occupies a prominent corner position on Wolborough Street, a pedestrianised retail parade in the heart of Newton Abbot town centre. Wolborough Street links directly to Courtenay Street, the town's prime retail location and is home to a mix of national independent traders including Austins Department Store, as well as numerous retailers, catering outlets and professional service providers.

Newton Abbot is a thriving market town, with a population of approximately 30,000. Well located in South Devon and serving much of Southern Dartmoor as a catchment, the town has mainline railway links and immediate dual carriageway access, linking the town to the M5 at Exeter.

DESCRIPTION

Sun Court is a corner located, three storey building of traditional construction arranged as a ground floor retail fronted office unit occupied by a long standing tenant trading as a Letting Agent, with a further commercial retail unit to the side of the property and six self-contained residential flats - 4 x studio flats and 2 x 1 bedroom flats.

Ref No: 5362

£600,000 Freehold

Interested in this property?

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The accommodation briefly comprises:-

GROUND FLOOR

16 WOLBOROUGH STREET

Aluminium shop front and door.

RETAIL UNIT

50.17m²

STORE ROOM

5' 8" x 19' 8" (1.72m x 6m) 10.32m²

KITCHEN

REAR UNIT, SUN COURT

Accessed along service road at the side.

Door to lobby leading to:

GROUND FLOOR

32' 10" x 16' 5" (10m x 5m) 50m²

Sliding door. Stairs to:

FIRST FLOOR

40' 8" x 16' 5" (12.4m x 5m) 62m²

Compartmentalised offices.

SECOND FLOOR

OFFICE

15' 9" x 18' 4" (4.8m x 5.6m) 26.88m²

RESIDENTIAL APARTMENTS

Accessed off the side service road. Door to shared lobby.

Stairs to:

FIRST FLOOR

FLAT 1

Studio Apartment with separate Kitchen and Shower Room.

FLAT 2

Studio Apartment with separate Kitchen and Shower Room

FLAT 3

1 Bedroom Apartment with separate Living Room, Kitchen and Shower Room.

SECOND FLOOR

FLAT 4

Studio Apartment with separate Kitchen and Shower Room.

FLAT 5

Studio Apartment with separate Kitchen and Shower Room.

FLAT 6

Studio Apartment with separate Kitchen and Shower Room.

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TENURE

The property is for sale freehold, subject to the Occupational Leases and Assured Shorthold Tenancies.

Carrick Johnson Management Services - A long term occupier, currently in the process of renewing their Full Repairing & Insuring Lease for a period of 3 years, at a rent of £17,325 per annum.

Side Retail Unit - Let for 5 years from 2022 at a rent of £4,800 per annum.

RENTS

UNIT	RENT PER MONTH	RENT PER ANNUM	
1 Sun Court/Office		£17,325	
Rear Retail/Offices		£4,800	
Flat 1	£550	£6,600	
Flat 2	£435	£5,220	
Flat 3	£575	£6,900	
Flat 4	£550	£6,600	
Flat 5	£525	£6,300	
Flat 6	£495	£5,940	
			£59,685

BUSINESS RATES & COUNCIL TAX

All residential units are all Band A rated for Council Tax.

16 Wolborough Street - Rateable Value - £13,500.

1 Sun Court - Rateable Value - £6,600.

EPC RATINGS

Flat 1 - E.

Flat 2 - E.

Flat 3 - E.

Flat 4 - C.

Flat 5 - E.

Flat 6 - C.

Commercial - Awaited.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

VIEWING

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

Interested parties are requested to be respectful of the tenants ongoing businesses and quiet enjoyment.

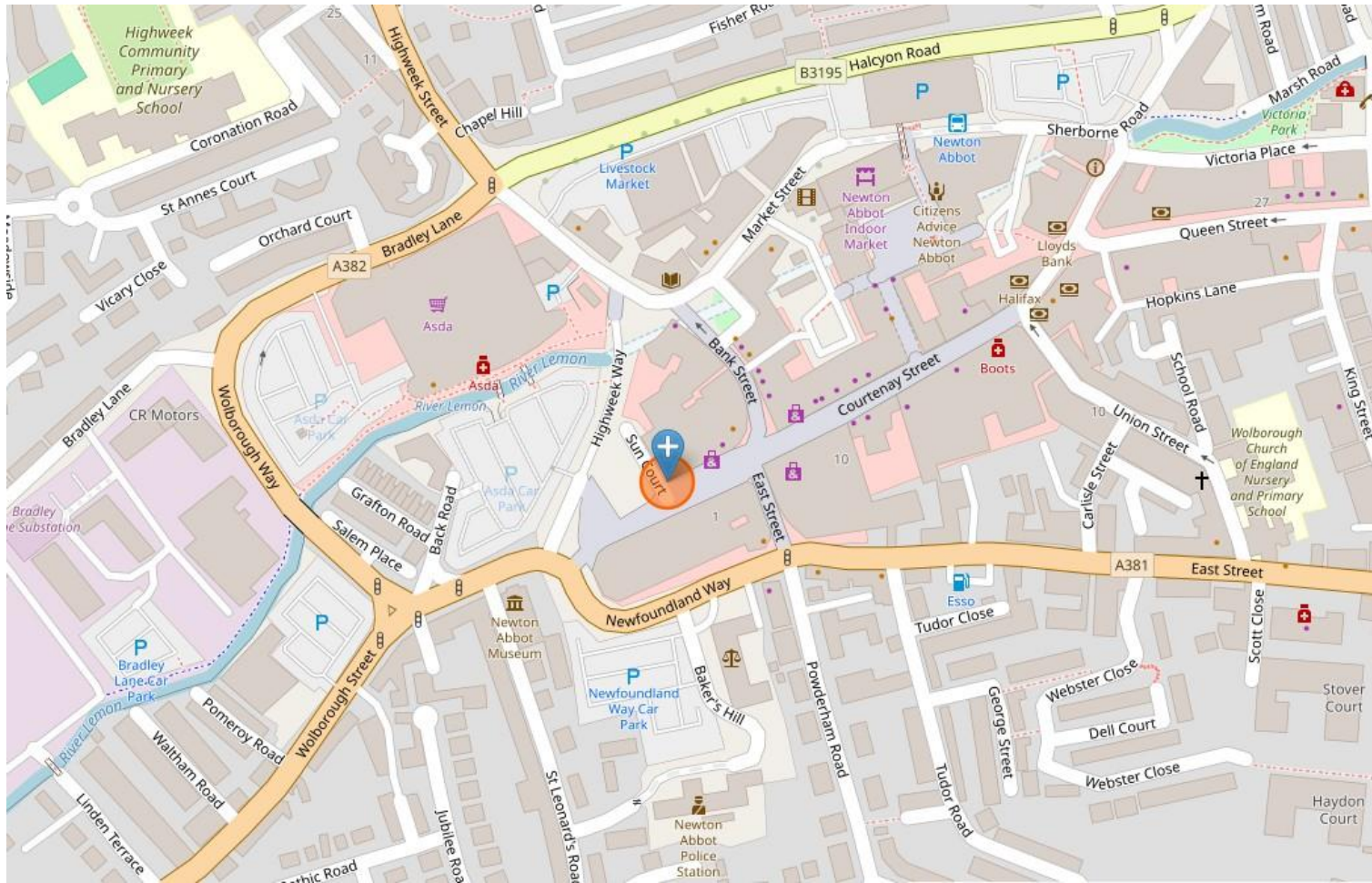
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