

18 QUEEN STREET

Newton Abbot, TQ12 2EF

For Sale

REF S/348



PHOTO TAKEN FEBRUARY 2026

Town Centre Investment Premises

- Attractive Period Property in Good Retail Location
- 120.3 SQ.M. (1,295 SQ.FT.)
- Three Bedroom Maisonette On Upper Two Floors
- Whole Building Let To Cancer Research (Holding Over)

£295,000 Freehold



LOCATION

The premises are located on the busy Queen Street in Newton Abbot town centre close to its junction with Courtney Street. The area has a mix of national and local retailers including Sports Direct, Specsavers, Millets and Poundland. Newton Abbot is a large market town in south Devon in an easily accessible busy location between Dartmoor and the coast.

DESCRIPTION

The premises comprise a mid-terraced three storey period property of traditional construction. There is a good sized retail unit on the ground floor with a self-contained three bedroom maisonette over the upper two floors, accessed from the rear. There is also a parking space at the rear.

ACCOMMODATION (Approximate NIA)

Ground Floor - 120.3 sq.m. (1,295 sq.ft.)

Three bedroom maisonette with living room, kitchen and bathroom.

EPC

Retail Unit has an expired EPC rating E. This is being renewed.

The maisonette has an EPC rating of E 44

SERVICES

It is understood that the building has mains electricity, gas, water and drainage.

PLANNING

It is understood that the premises have consent for retail uses within Use Class E and for residential use under Use Class C3. Interested parties are advised to contact Teignbridge District Council on 01626 361101

TENURE

The whole premises are offered freehold subject to a lease to Cancer Research UK for a term of ten years from the 7th April 2015 at an annual rent of £26,700 on an effective FRI basis. The tenant currently sub-lets the residential accommodation on an AST. Cancer Research did not want to sign a new lease having recently reviewed their stores. We understand they intend to close the store early in 2027.

PRICE

Offers invited with a guide of £295,000 showing a gross yield of 9.05%

RATES

RV – Ground Floor £17,750 - Local Authority Reference - N000368

Council Tax Band A - Local Authority Reference – 003148

Teignbridge District Council 01626 361101

VAT

The price will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

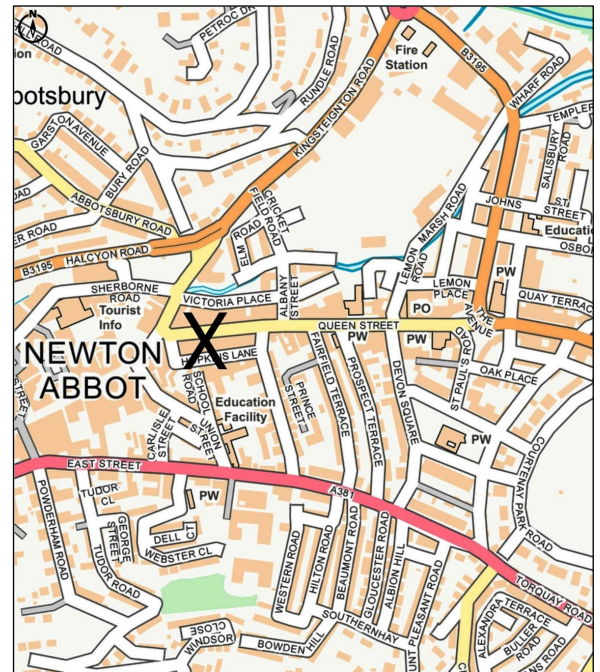
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

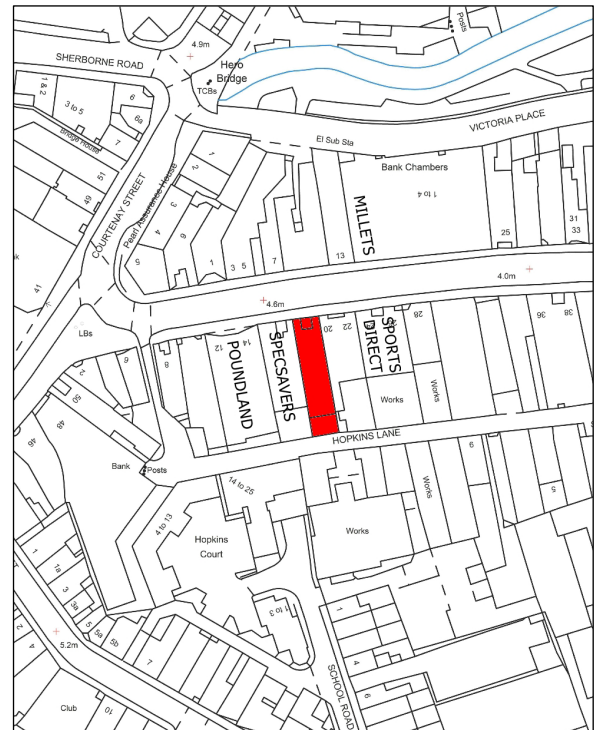
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW TOWARDS COURTENAY STREET



Simon Powell Commercial Limited for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial Limited have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.