

PEPPER

C o m m e r c i a l

TO LET

CAR SHOWROOM AND PREMISES

Swanson Garage
Pottery Road
Newton Retail Park
Kingsteignton
Newton Abbot
TQ12 3BN



694.18 sq.m. (7,471 sq.ft.) Workshop and Showroom
On a site of 0.54 acres Approximately

Ref 177

01392 874209

5 Clyst Units, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The premises are well located just off Pottery Road, approximately 1.5 miles North of Newton Abbot town centre. The premises have good access to the A380 dual carriageway which provides a good link between Exeter (junction 30 M5 16 Miles) to the North and Torbay (Torquay town centre 10 miles) to the South. Main line rail services are available at Newton Abbot with regular connections to London Paddington.

The premises lie behind the retail warehouse parade fronting Newton Road, (Newton Road Retail Park) whose occupiers include Matalan, Costa and Halfords. Other occupiers within proximity are Fairway Furniture, Booker Cash & Carry Tool Station, Euro Car Parts and SMC Garages (Kingsteignton Trading Estate) to name a few.

The property comprises a flat level site of about 0.54 acres with a single storey **Listed** (details from the agents) former clay barn used as a car showroom, a modern steel framed purpose-built car servicing facility and an interlinking single storey office and reception facility. The remainder of the property is surfaced white lined, landscaped and provides approximately 45 car spaces with turning and curtilage. A vehicle valet bay is currently (December 2025) on site although interested parties should check on the status of this before any commitment.

ACCOMMODATION

Brief details of the accommodation with approximate Gross Internal areas are as follows:

	Metric sq.m.	Imperial sq.ft.
Showroom	250.17	2,693
Linking building	114.44	1,231
Workshop	329.57	3,547
Total	694.18	7,471

PRINCIPLE FEATURES INCLUDE

- Surfaced level site
- Strategic site
- Car showroom suitable for other uses (subject to planning)
- Vehicle workshop with 7 doors.
- Former MOT facility (Subject to new consent)
- Customer toilets and reception.
- 45 designated car bays

LEASE

The entire property is to let by way of a new 15-year full repairing & insuring lease with 5 yearly upward only reviews.

RENT

The ingoing rent to be £ 67,500 p.a.

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £44,500

Rates payable: £22,205 p.a. (x 49.9p 2024/5)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a D Energy Rating.

LEGAL COSTS

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

VAT

All figures quoted are plus VAT.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of

Adam Parsons 07808 473248

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Commercial

ap@peppercommercial.co.uk

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Commercial



FOR IDENTIFICATION ONLY



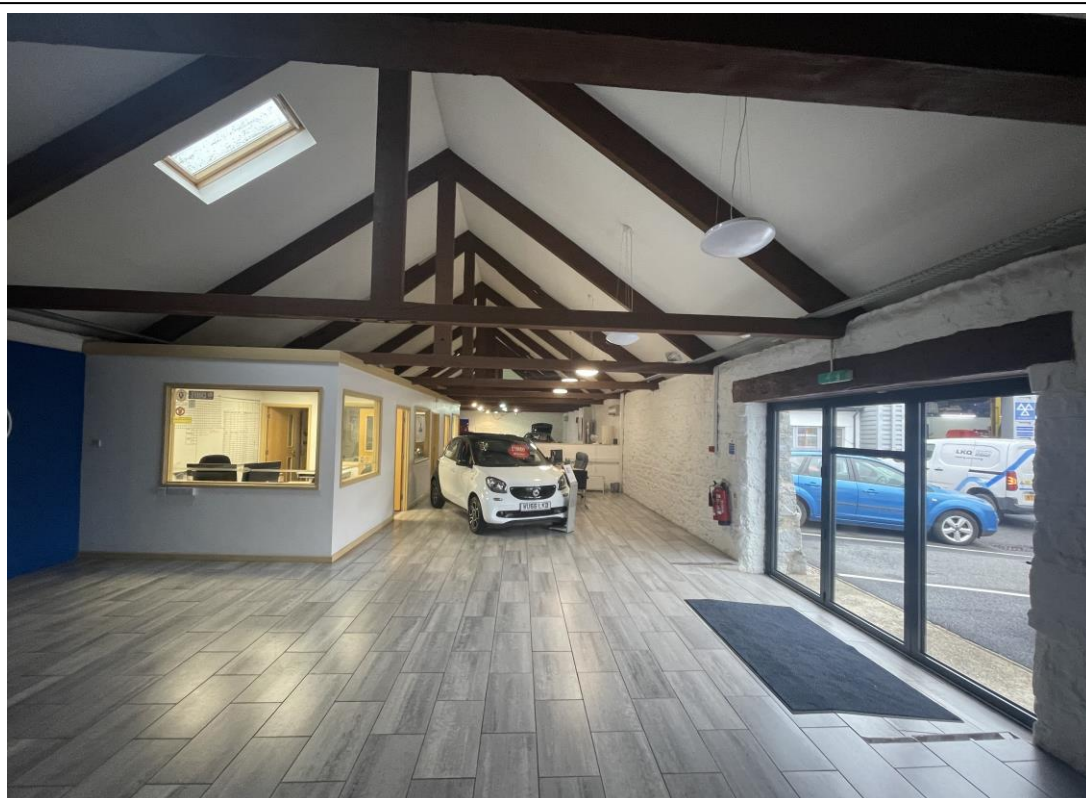
NO EQUIPMENT IS INCLUDED IN THE LETTING

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