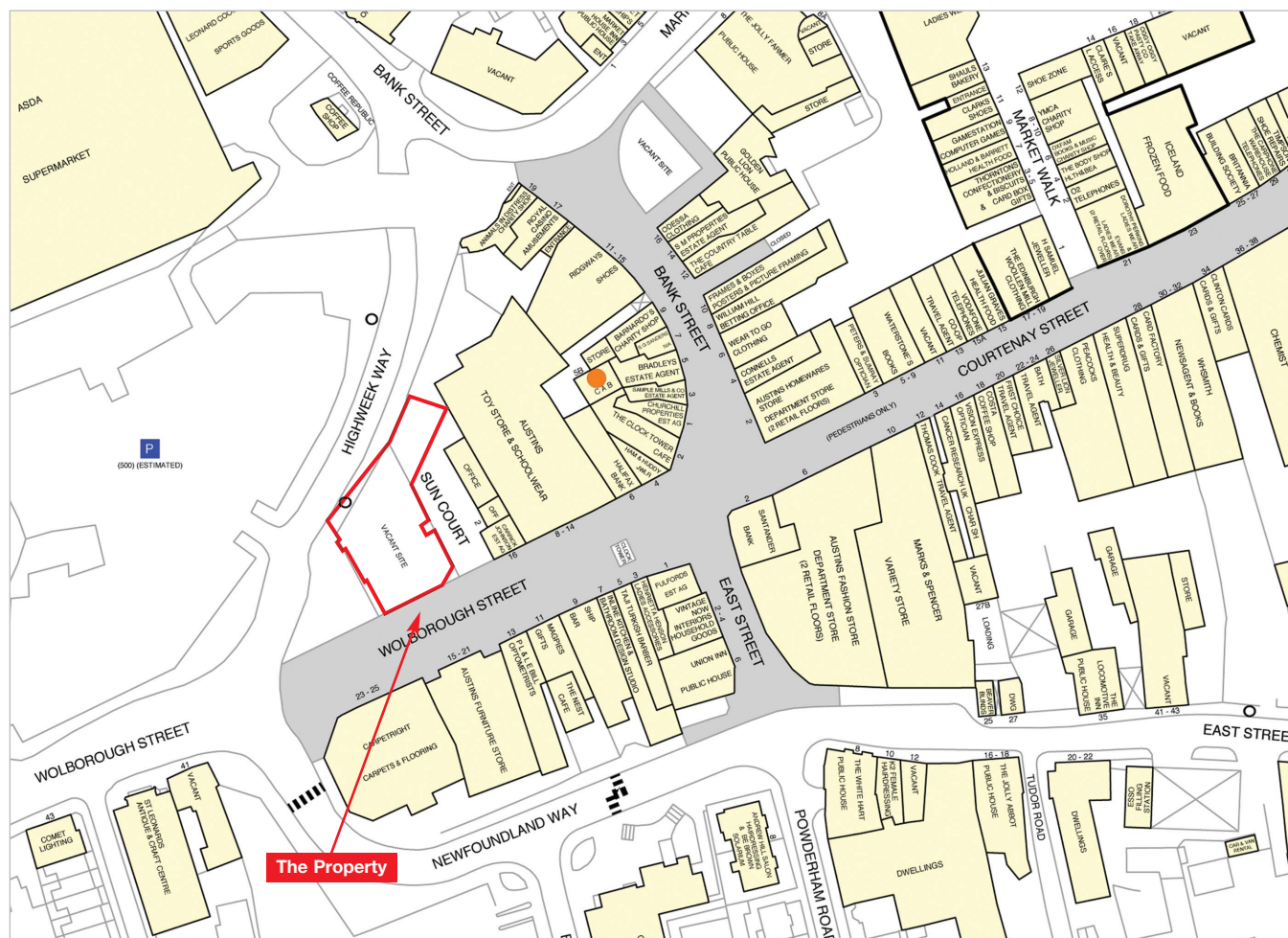


# **Newton Abbot** **22-26 Wolborough Street** **Devon** **TQ12 1TG**

- **Freehold Development Site Investment**
- 0.113 hectare (0.28 acre) development site
- Planning permission for a large shop and a hotel or 9 flats
- Town centre position between Carpetright and Asda

## **Full Vacant Possession upon completion**

**SIX WEEK COMPLETION AVAILABLE**



### **Tenure**

Freehold.

### **Location**

Newton Abbot, with a resident population in excess of 22,000, is an attractive South Devon market and tourist town located some 16 miles south-west of Exeter and 7 miles north-west of Torquay.

The property is situated on the northern side of the pedestrianised Wolborough Street close to its junction with East Street, Bell Street and Courtenay Street.

Occupiers close by include Marks & Spencer, Austins Department Store, Halifax, Vision Express (opposite), Carpetright, Costa, William Hill and Waterstones, a large Asda Supermarket and car park is located to the rear.

### **Description**

The property comprises a broadly level development site of 0.113 hectares (0.28 acres) fronting Wolborough Street. The site has two principal planning consents, one of which has expired, which include a large ground floor shop unit with either a 61 bedroomed hotel or 9 flats (4 one bedroom, 4 two bedroom and 1 three bedroom) above (please refer to the legal pack for more detailed information).

### **Tenancy**

FULL VACANT POSSESSION UPON COMPLETION.

### **VAT**

VAT is applicable to this lot.

### **Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

