

LOT  
**100**

2-4 East Street, Newton Abbot, Devon TQ12 1AF

GUIDE PRICE **£250,000+**\*

MIXED USE

### Description

A prominently situated Grade II listed three storey vacant mixed use town centre premises number 4 comprising two ground floor retail areas, two storage rooms and kitchenette, landing and two rooms at first floor level, landing, two rooms and WC on the second floor. Number 2 East Street comprising a vacant fully self contained first and second floor two bedroom maisonette, with the potential subject to any requisite consents, to provide access to the upper floors of number 4 in order to create additional residential accommodation.

### Situated

The property is situated at the junction of East Street and Wolborough Street, with several public car parks in close proximity, in the thriving town centre of Newton Abbot. Newton Abbot is readily commutable to the A380, A38 and M5 road networks and has a mainline railway station.

#### 4 East Street Ground Floor

Two linked retail areas, staff room/kitchen, two storage rooms.

#### First Floor

Landing, two rooms.

#### Second Floor

Landing, two rooms.

#### 2 East Street Ground Floor

Self-contained entrance hall with stairs rising to the first floor.

#### First Floor

Landing, sitting room, kitchen/diner



#### Second Floor

Landing, two double bedrooms and bathroom.

#### Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

#### VOA Rating

£12,250

#### Council Tax Band

A

#### EPC Rating

2 East Street F. 4 East Street D