

**Lot 14, Torquay and Newton Abbot County Court, The Willows, 1 Nicholson Road, Torquay,  
Devon TQ2 7AZ**

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



**Substantial Freehold Government-Let Investment**

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Substantial Freehold Government-Let Investment

- Let to The Secretary of State for Communities and Local Government
- Recently renewed lease from April 2023, expiring in October 2030 (No breaks)
- Lease renewed at same rent
- Approximately 10,144 sq ft plus 44 on-site car parking spaces
- Established commercial location with nearby occupiers including Devon Partnership NHS Trust, Surgicare UK and Bishop Fleming Accountants
- Adjacent to The Willows Retail Park where occupiers include Marks & Spencer, Sainsbury's, Boots the Chemist and Costa Coffee

**Lot** 14  
**Auction** 25th September 2024

**Rent**  
£123,750 per Annum Exclusive  
(3)

**Sector** Office  
**Status** Available

On Behalf of Trustees  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 22 miles south of Exeter, 28 miles east of Plymouth, 80 miles south of Bristol  
**Roads** A38, A380, A385, M5  
**Rail** Torquay Railway Station  
**Air** Exeter International Airport

### Situation

The property is prominently situated in an established commercial location, on the east side of Nicholson Road, to the north of Riviera Way (A3022). Nearby office occupiers include Devon Partnership NHS Trust, Surgicare UK and Bishop Fleming Accountants. The property lies adjacent to The Willows Retail Park where occupiers include Marks & Spencer, Sainsbury's, Boots the Chemist and Costa Coffee.

### Tenure

Freehold.

### EPC

Band B

### Description

The property comprises a large court building arranged on the ground, lower ground and first floors. The property benefits from 44 on-site car parking spaces.

### VAT

VAT is applicable to this lot.

### Viewings

There will be one accompanied viewing on Wednesday 18th September from 4pm, prior to our auction. If you would like to inspect, please confirm your attendance with your name and mobile number to [henry.john@acuitus.co.uk](mailto:henry.john@acuitus.co.uk)

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Office	467.10	(5,027)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT(2) (t/a Torquay and Newton Abbott County Court)	Approximately 7.5 years from 27/04/2023 until 26/10/2030	£123,750	27/04/2028
Lower Ground	Ancillary	20.20	(217)				
First	Office	455.30	(4,900)				
<b>Total</b>		<b>942.60</b>	<b>(10,144)</b>			<b>£123,750 (3)</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates))

(2) The Secretary of State for Communities and Local Government uses the property as a County Court and Family Court Hearing Centre for Torquay and Newton Abbott.

(3) The tenant is currently benefitting from a rent free period expiring 27/12/2024. The Seller has confirmed they will top up the rent so the property effectively produces £123,750 p.a.x. from completion of the sale until 27/12/2024.

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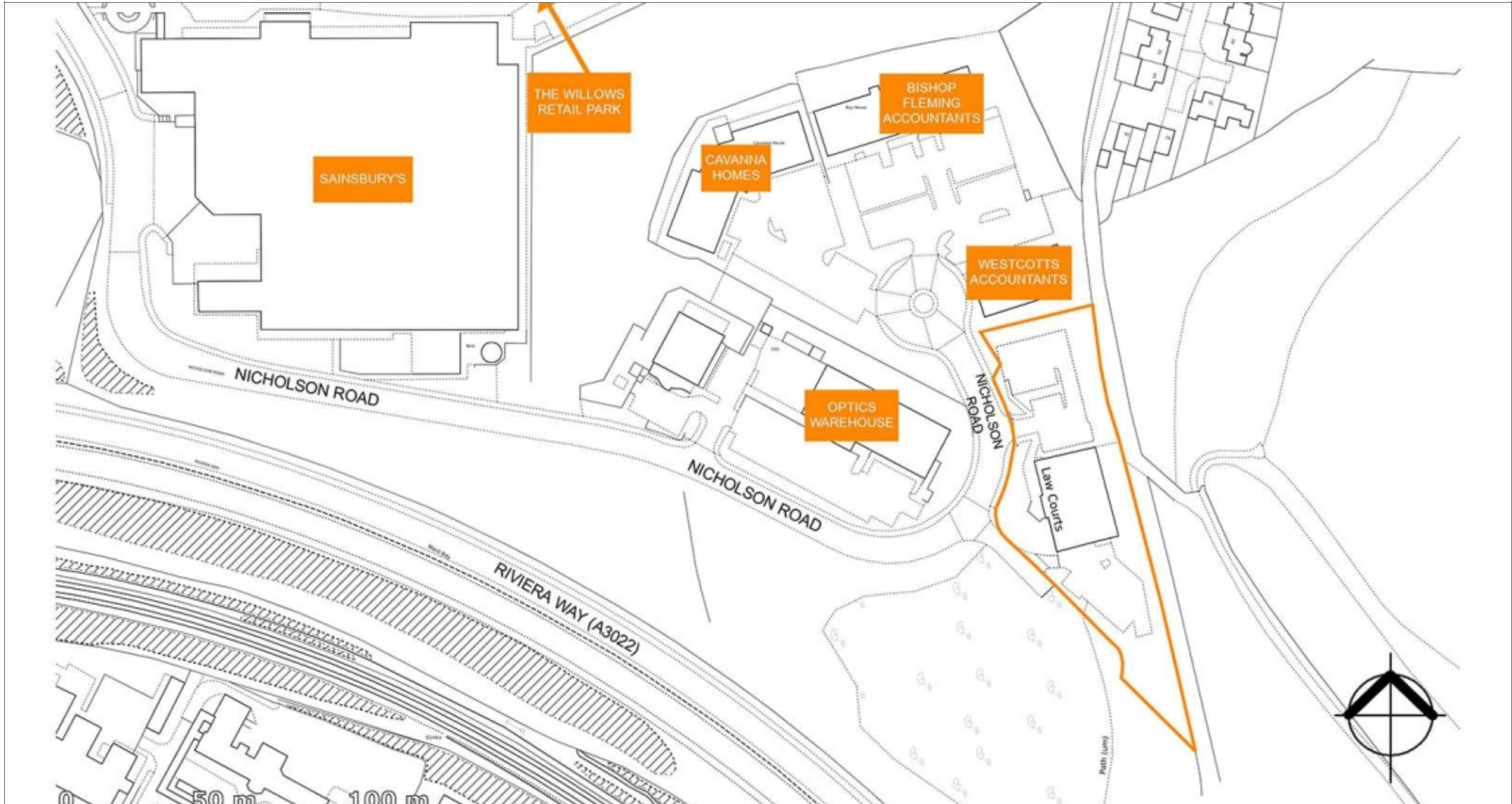
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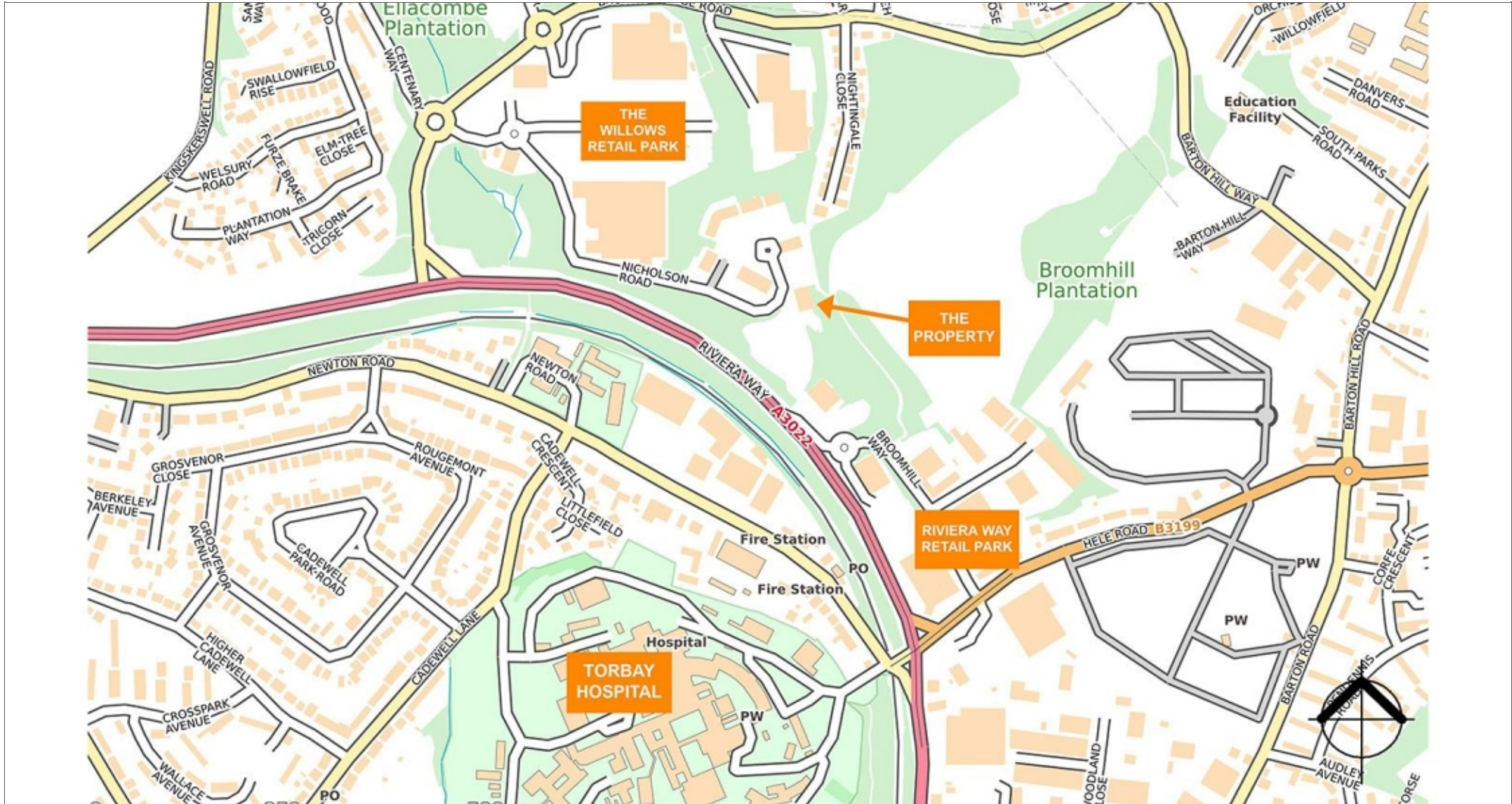
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## Contacts

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2024