

On the instructions of  
Edwin Tucker & Sons Ltd

# MAJOR FREEHOLD BUILDINGS FOR SALE

## TUCKERS MALTINGS

### NEWTON ABBOT



An opportunity to purchase a series of linked Buildings on a freehold basis. These historic properties are Grade 2 listed and overlook a park. They are available as a whole or in separate parcels.



**Newton Abbot**

Newton Abbot is a busy market town and the commercial centre of the Teignbridge area with a population of around 120,000. The buildings are located on Teign Road, which is a short walk from the town centre and railway station. The location offers easy road access to the A380 dual carriageway and M5 at Exeter.



**Location & Description**

The property is located on Teign Road at the bottom of Osborne Road and set within a predominantly residential area, although adjoining buildings have been converted for office use. The Tap House and Bottle Shop occupy part of Lot 1 and adjoin the building which is let to Teignworthy brewery on a short lease. Details of the lease and rent are available from the agents. Lot 2 comprises the main areas previously used for floor malting.

These historic buildings were constructed in 1898 and completed for use as a Maltings in 1903. Tuckers have been trading from the premises since their opening. The buildings contain a variety of period features including timber ceilings supported by iron columns. The natural stone facades offer many opening which will assist with creating future alternative uses. The property backs onto the adjoining railway line behind which the Brunel Industrial Estate is situated.

	Sq m	Sq ft
<b>Lot 1</b>		
Ground Floor	634 sqm	6,824 sq ft
First Floor	354 sqm	3,810 sq ft
Second Floor	602 sqm	6,480 sq ft
<b>Lot 2</b>		
Ground Floor	1,159 sqm	12,475 sq ft
First Floor	1,179 sqm	12,690 sq ft
Second Floor	1,179 sqm	12,690 sq ft

**Planning**

The buildings have a current use as a Maltings, but may be suitable for a variety of alternative uses including residential and commercial use, subject to obtaining Planning and Listed Building Consent.

Part of the property benefits from a use as a brewery and public bar (Lot 1) and this part could be sold separately from the remainder.

**Technical Information**

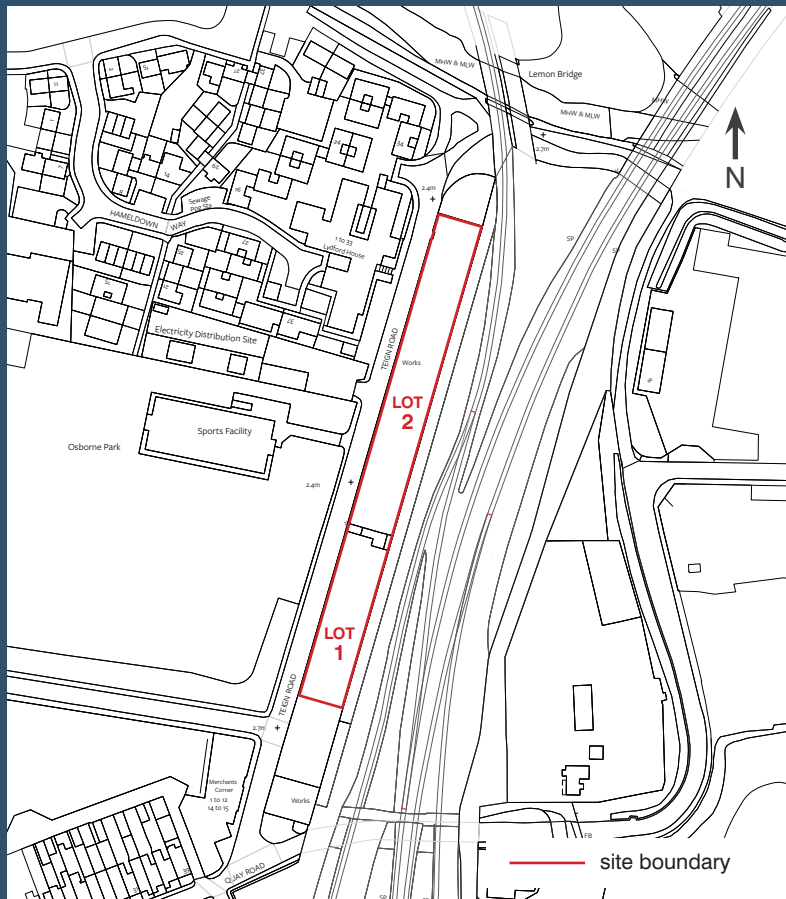
Supplementary information including floor plans and title plans are available via the agents.

**Method of Sale**

The property is being sold by Private Treaty. Offers will be considered on a conditional or unconditional basis for individual Lots or as a whole.

**Rights of Way, Wayleaves and Easements**

The disposal of this property would be subject to all rights of support, public and private rights of way, water, light drainage and other easements, quasi-easements, all or any other like rights, whether mentioned in these particulars or not.



**Misrepresentation Act/Important Notice**

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed. Whilst every care is taken in the preparation of these particulars, Maze takes no responsibility for any error, mis-statement or omission in these details.

Measurements are approximate and for guidance only. All dimensions, distances, floor areas, references to condition and use and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

These particulars do not constitute an offer or contract and member's of the Agents' firms have no authority to make any representation or warranty in relation to the property.

**Viewing & Further Information**

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