

# TO LET

- ✔ Prime location in Market Walk Shopping Centre
- ✔ Close to Clarks, New Look, Holland & Barrett and Greggs
- ✔ Modern Retail Unit with rear servicing
- ✔ Available on a new lease

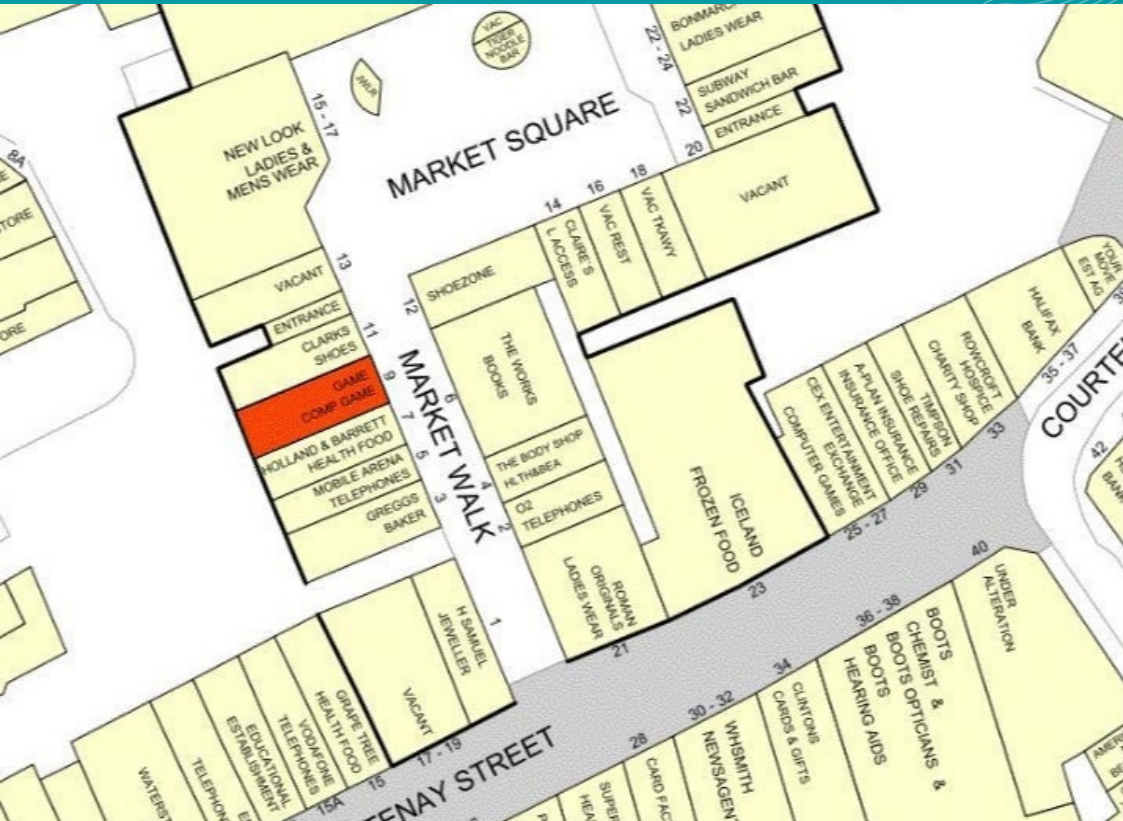


9 Market Walk, Newton Abbot TQ12 2RX

Prime Shop premises in the centre of Newton Abbot

1,562 Sq Ft  
(145 Sq M)





**DESCRIPTION**

The property occupies a prime position in the Market Walk Shopping Centre and forms part of a modern terrace of retail units running from Courtenay Street to the Market Square and Newton Abbot indoor market hall. The unit has the benefit of rear servicing and is close to a 350 space multi storey car park.

**LOCATION**

Teignbridge District has a population of 135,000. Newton Abbot is located south of the District with a population of 30,000. The A380 is located 1.5 miles east of the subject property and the A38 is located 5 miles west, providing excellent access to the M5. Newton Abbot Train Station is located 0.7 mile east of the subject and a large multi storey carpark 0.1 mile north.

**ACCOMMODATION**

Net Internal Areas	sq ft	sq m
<b>Ground Floor</b>	<b>967</b>	<b>90</b>
<b>First Floor</b>	<b>593</b>	<b>55</b>
<b>Total</b>	<b>1,562</b>	<b>145</b>

**LOCAL OCCUPIERS**

Nearby retailers include Clarks, Greggs, Body Shop, Holland & Barrett, New Look and The Works.

**TERMS**

The unit is available on a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed.

**EPC**

E - 110

**RENT**

£27,500 per annum exclusive

Subject to Contract

**BUSINESS RATES**

The ratable value is £24,750. Interested parties should verify this with VOA - see [www.voa.gov.uk](http://www.voa.gov.uk)

**VAT**

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

**VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk) This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 15-Feb-2024



Sarah Butcher  
07716 085894  
[sbutcher@lsh.co.uk](mailto:sbutcher@lsh.co.uk)

Sean Prigmore  
07774450403  
[sprigmore@lsh.co.uk](mailto:sprigmore@lsh.co.uk)