# TO LET

- ✓ Prime location in Market Walk Shopping Centre
- Modern Retail Unit with rear servicing

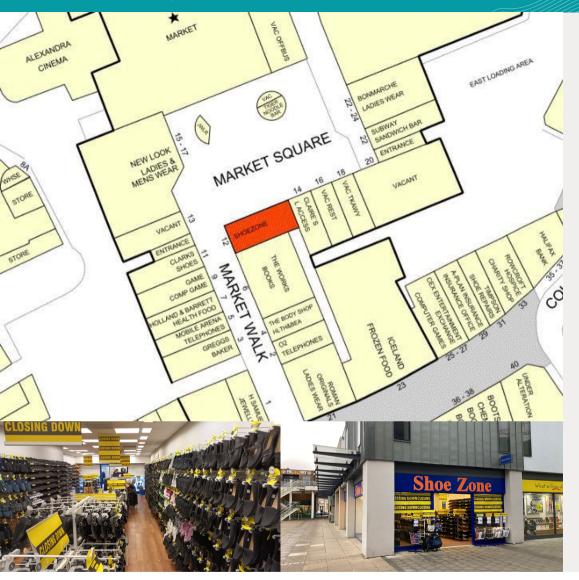


12 Market Walk, Newton Abbot TQ12 2RX

Prime Shop premises in the centre of Newton Abbot

1,999 Sq Ft (186 Sq M)

### 12 Market Walk, Newton Abbot TQ12 2RX



#### **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.

#### **ACCOMMODATION**

Net Internal Areas Ground Floor	sq ft 1,034	sq m 96
Total	1,999	186

#### **EPC**

C 64

Subject to Contract

#### 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.

#### **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.

#### **RENT**

£30,000 per annum exclusive

#### **BUSINESS RATES**

The ratable value is £26,000. Interested parties should verify this with VOA - see www.voa.gov.uk

#### VAT

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

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#### **VIEWING & FURTHER INFORMATION**

Viewing strictly by prior appointment:



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