

# 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



12 Market Walk, Newton Abbot TQ12 2RX

Prime Shop premises in the centre of Newton  
Abbot

1,999 Sq Ft  
(186 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>1,034</b> | <b>96</b>  |
| <b>First floor</b>  | <b>965</b>   | <b>90</b>  |
| <b>Total</b>        | <b>1,999</b> | <b>186</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

C 64

## RENT

£30,000 per annum exclusive

Subject to Contract

## BUSINESS RATES

The ratable value is £26,000. 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.

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

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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