
TO LET

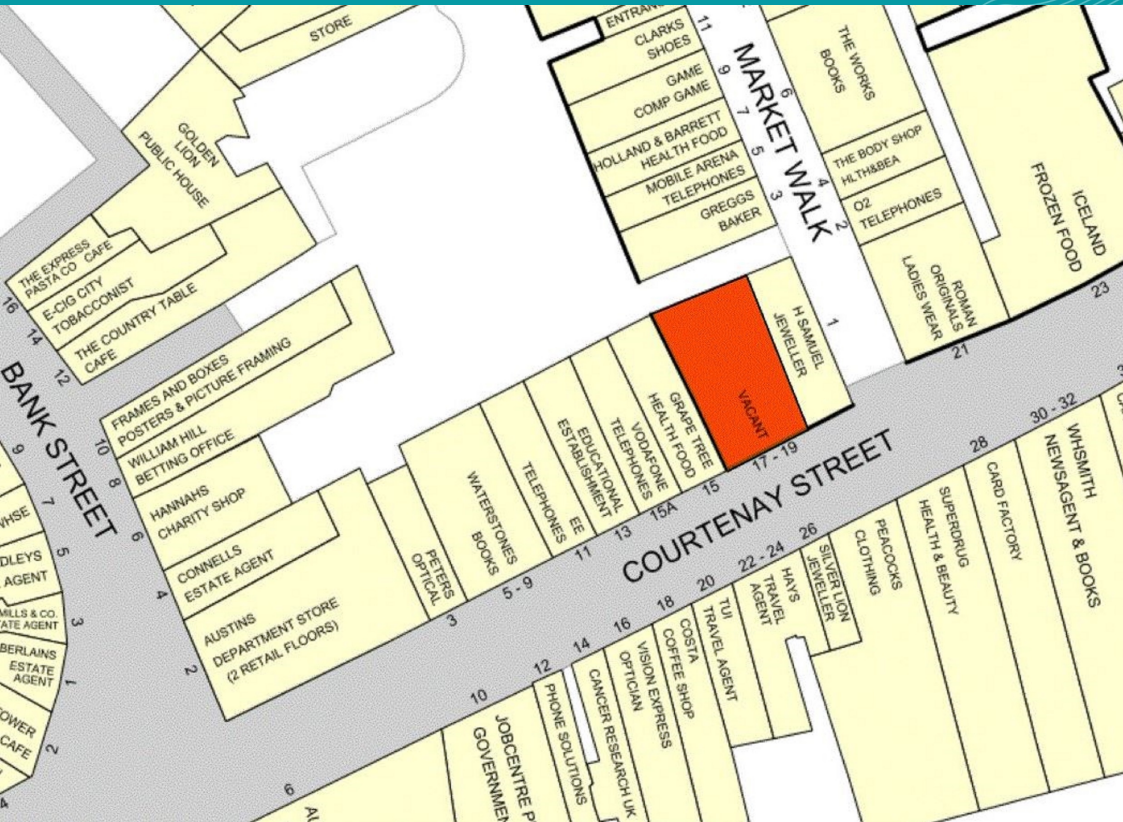
- ✔ Prime location in Courtenay Street
- ✔ Close to Costa, H Samuel, Vodafone, EE and Waterstones
- ✔ Large double fronted shop unit
- ✔ Benefits an enclosed rear servicing yard
- ✔ Available on a new lease



17-19 Courtenay Street, Newton Abbot TQ12 2QH

Prime shop premises in centre of Newton
Abbot

4,936 Sq Ft
(459 Sq M)



DESCRIPTION

The property occupies a prime trading position in Courtenay Street close to the entrance to Market Walk. It is arranged on ground and first floor level and has the benefit of a large rear service area being part of Market Walk Shopping Centre which itself benefits from a 350 space multi storey car park.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	2,284	212
First floor	2,652	246
Total	4,936	459

EPC

C - 75

Subject to contract

LOCATION

Newton Abbot is an attractive sub-regional centre in South Devon with a population of approx. 30,000 and a wider district population of 135,000. The A38 is located 5 miles to the west which links to the M5 and the national motorway network. The town has a mainline railway station less than 1 mile from the subject property with a fastest journey time to London Paddington of approx. 2 hours 30 minutes.

LOCAL OCCUPIERS

Nearby retailers include Costa, H Samuel, Superdrug, Peacocks, Vodaphone, EE, Waterstones and Greggs.

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

£58,500 per annum exclusive

BUSINESS RATES

The ratable value is £64,000. 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.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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