# **TO LET**

- Prime location in Market Walk Shopping Centre
- Rear servicing access
- **⊘** Fully fitted large retail store
- ✓ Available on a new lease

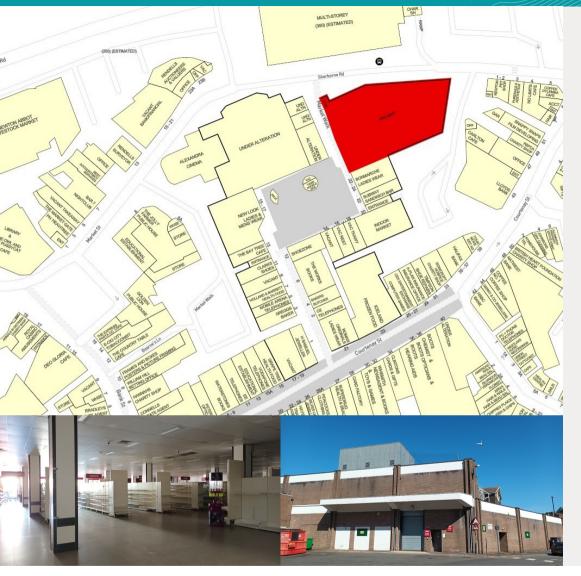


28 Market Walk, Newton Abbot TQ12 2RX

Large retail store in the centre of Newton Abbot

25,864 Sq Ft (2,403 Sq M)

## 28 Market Walk, Newton Abbot TQ12 2RX



#### **DESCRIPTION**

The property occupies a corner position in the Market Walk Shopping Centre and forms part of a terrace of retail units. The unit sits adjacent to the indoor market which is currently undergoing redevelopment, completing in the beginning of 2026. The unit has the benefit of rear servicing, a roller shutter door with level access and is adjacent to a 350 space multi storey car park.

#### ACCOMMODATION

<b>Gross Internal Areas</b>	sq ft	sq m
ground floor	16,258	1,510
First floor	9,606	892
Total	25,864	2,403

#### SERVICE CHARGE

£55,691 PA for 2025.

### **EPC**

EPC - E106

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, New Look and Subway.

#### **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.

#### **BUSINESS RATES**

The ratable value is £171,000. 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.

## lsh.co.uk

(c) Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website 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 the 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 many 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 19-Nov-2025

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

Viewing strictly by prior appointment:



Sarah Butcher 07716 085894 sbutcher@lsh.co.uk

Sean Prigmore 07774450403 sprigmore@lsh.co.uk