



5 Union Street, Newton Abbot, TQ12 2JX

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Lock up retail unit in the popular market town of Newton Abbot

- Ground floor lock up shop of approx 36.8 sq m (396 sq ft)
- Good location
- Available on a new lease, terms to be agreed
- Suitable for a variety of uses, subject to any necessary consents.
- £7,000 + VAT per annum

£7,000 Per Annum

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12 ½ miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area. This is significantly enhanced in the summer by visitors from the nearby coastal towns of Teignmouth, Torquay and Torbay plus the Dartmoor National Park.

Communications are excellent via the A380 dual carriageway linking Exeter and the M5 motorway into Newton Abbot and Torbay. Exeter is approximately 16 miles distant with Torbay some 10 miles distant. The premises are well positioned being located immediately off the main pedestrianised shopping area of Courtenay Street.

Currently a jewellers & watchmakers. The property would be suitable for a variety of uses, subject to any necessary consents.

## RETAIL AREA

Approx 36.8sq m (396 sq ft) Large display window. Suspended ceiling. To the rear is a doorway to:-

## KITCHEN

Stainless steel sink with single drainer. Door to yard.

## W.C

Low level w.c, with wash hand basin.

## BUSINESS RATES

Please note this is not rates payable:

1st April 2023 List: £7,100

1st April 2026 List: £5,900

For further details please contact Teignbridge District Council Business Rates Department on (01626 361101)

## VAT

We understand that VAT is not payable on the rent in this instance.

## RENT

£7,000 per annum + VAT plus

Service charge currently £912.20 + VAT per annum

## LEASE

A new year lease is available, terms to be agreed.

## LEGAL COSTS

Each party to bear with their own costs.

## EPC

Band D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8111-3263-0790-1014-2058>

## SERVICES

Mains water, drainage, and electricity are available.

## VIEWING

By appointment with Stags, 26 Fore Street, Totnes.

Telephone (01803 865116) Email: [commercial@stags.co.uk](mailto:commercial@stags.co.uk)

## CODE FOR LEASING BUSINESS RATES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2020:

The Code for Leasing Business Premises in England & Wales 2020 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit

<https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>

## NOTE

All reasonable steps and due diligence have been taken in preparing these particulars. If you have any queries as to any of the statements made herein please contact us before the viewing. These particulars do not constitute part of an offer or contract. We are not qualified to test appliances and systems within the property and have not done so. Measurements are to the nearest three inches with computer generated metric conversion.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 (91m)	A		
155 (77)	B		
122 (61)	C		
92 (46)	D		
62 (31)	E		
35 (18)	F		
9 (5)	G		
Not energy efficient - higher running costs			
		68	
England & Wales		EU Directive 2002/91/EC	