



5 Union Street, Newton Abbot, TQ12 2JX

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

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 1/2 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 futher 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



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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	