

TO LET

- ✓ Prime location in Market Walk Shopping Centre
- ✓ Newly refurbished
- ✓ Close to Clarks, New Look, Holland & Barrett and Greggs
- ✓ Modern retail unit with rear servicing
- ✓ Available on a new lease



9 Market Walk, Newton Abbot TQ12 2RX

Prime Shop premises in the centre of Newton Abbot

1,562 Sq Ft
(145 Sq M)



DESCRIPTION

NEWLY REFURBISHED

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
Ground Floor	967	90
First Floor	593	55
Total	1,562	145

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.

RENT

£27,500 per annum exclusive

BUSINESS RATES

The ratable value is £24,750. 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.

EPC

E - 110

Subject to Contract

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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