

# 12 Courtenay Street

Ref No: 3343

Newton Abbot, Devon, TQ12 2DT



## Ground Floor Lock Up Retail Unit in High Footfall Location

Retail Area Approximately 39.2m<sup>2</sup> (421 sq ft)

Suitable for a Variety of Retail/Office Uses

Central High Street Location

Viewing Highly Recommended

Annual Rental of £15,000

Interested in this property?  
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Newton Abbot, Devon, TQ12 2DT

## DESCRIPTION

The property comprises a ground floor lock up shop, offering flexible accommodation and suiting a variety of occupiers including retailers, office and service providers. Previously trading as a ladies fashion outlet, the property offers an attractive retail frontage and benefits from high levels of footfall.

Newton Abbot is a busy market town and the primary in between Torbay and Exeter. Courtenay Street hosts a variety of retailers including WH Smiths, Vodaphone, Austins, Costa Coffee and a number of professional services.

The accommodation briefly comprises:-

## RETAIL AREA

36' 9" x 11' 6" (11.2m x 3.5m)

## STORAGE

9' 6" x 4' 11" (2.9m x 1.5m)

## KITCHEN

9' 10" x 5' 11" (3m x 1.8m)

## WC

## TENURE

The premises is available by way of New Fully Repairing and Insuring Lease, exact terms to be agreed by negotiation.

## RATEABLE VALUE

2017 List: £20,000.

**Please note this is not the Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

## LEGAL COSTS

Each party to bear their own costs incurred.

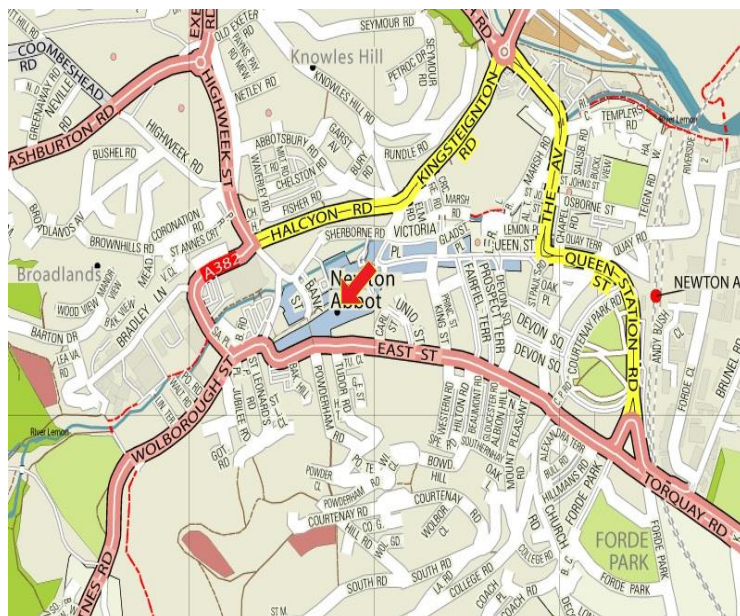
## EPC RATING C

## VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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