



# To let

13 Courtenay Street, Newton Abbot, TQ12 2QH

Viewing by prior appointment  
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Prime town centre location

Attractive, double fronted ground floor shop

Plus staff / storage/ office accommodation on first floor

New lease available

Business Rates relief available

Rent: £25,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

This property occupies a 100% prime trading location on full pedestrianised Courtenay Street, immediately adjoining Vodapone, EE and opposite Costa Coffee and Vision Express with Market Walk Shopping Centre and car park a short distance away.

## Description

13 Courtenay Street comprises an attractive two storey property arranged as ground floor sales and first floor staff and ancillary accommodation. Loading and servicing is to the rear. The ground floor sales has full carpeting, suspended ceiling with concealed lighting, air conditioning, and intruder / fire alarm systems. The first floor accommodation has a large storage/ staff / office /training area and kitchenette.

## Accommodation

The unit approximate dimensions are as follows:

Gross frontage:	20'6	(6.25 m)
Net frontage:	19'7	(5.99 m)
Shop depth:	38'8	(19.4 m)
Ground floor sales area:	1,379 sq.ft	(420.3 sq.m).
First floor ancillary:	827 sq ft	(252.07 sq m)

## Lease Terms

Offered by way of a new lease on full repairing and insuring terms.

## Rent

**£25,000 per annum.**

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E110

## Business Rates

The unit has a rateable value in the 2017 rating list of £42,750.

For the period 6th April to 30th June 2021 premises with a rateable value of £51,000 or below will qualify for 100% Business Rates Relief.

For the period 1st July 2021 to 5th April 2022 premises with a rateable value of £51,000 or below will qualify for a 66.6% reduction in Business Rates.

## VAT

VAT is applicable to the rental figures quoted above.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

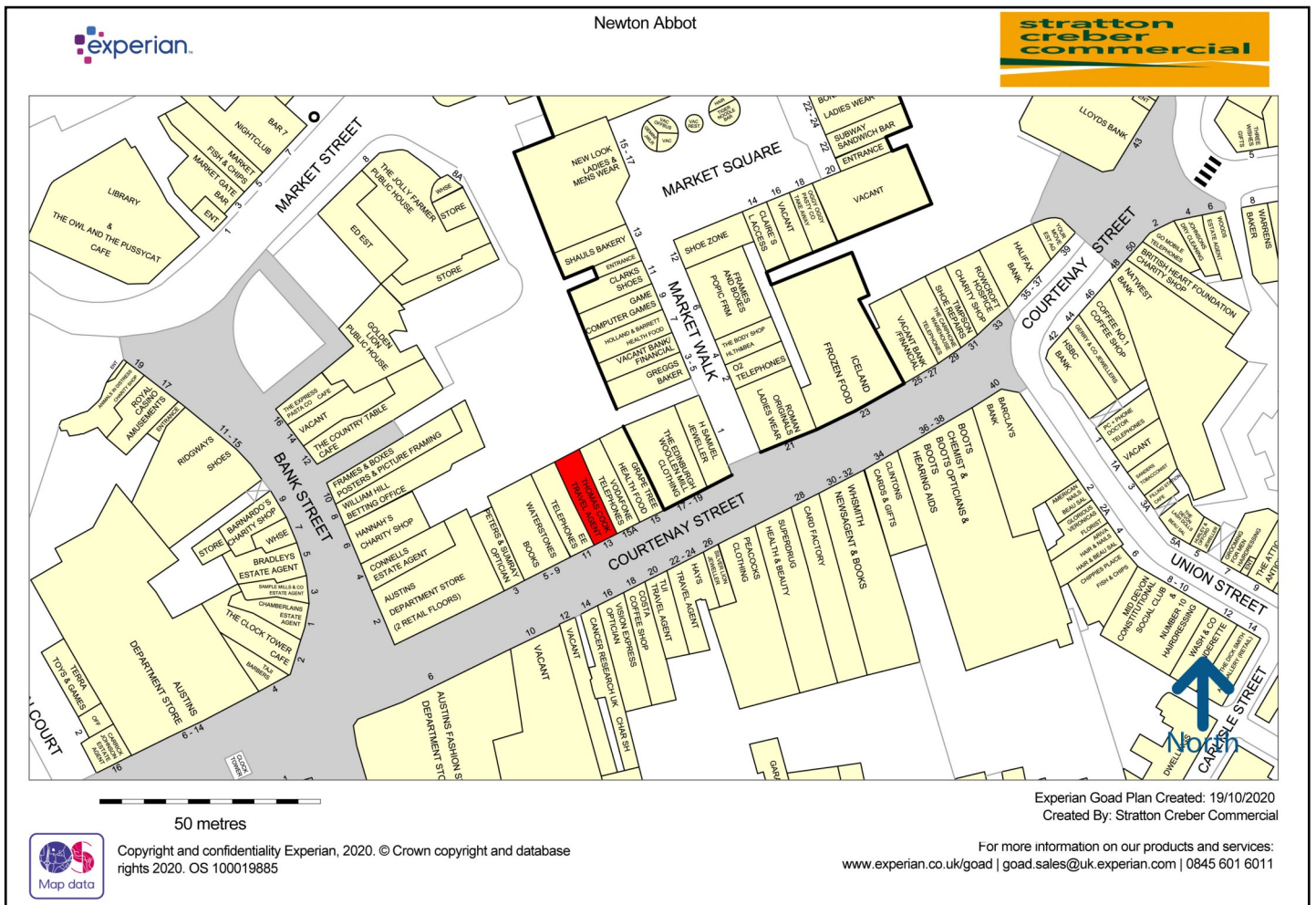
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