



To let

33 Courtenay Street, Newton Abbot, Devon, TQ12 2QL

Viewing by prior appointment
with Damian Cook MRICS /
Tom Churchward MSc

(01392) 202203

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tom@sccexeter.co.uk

Prime town centre location

Highly visible and prominent position

Ground floor shop with store and staff facilities

New lease immediately available

Business Rates relief available

Rent: £25,000 per annum, plus VAT

strattoncrebercommercial.co.uk

Location

The property occupies a highly prominent trading position on the junction of Courtenay Street and Queen Street being the main shopping location within the town.

Nearby occupiers include HSBC, Barclays, Boots the Chemist, WHSmith, Iceland, Coffee #1 and British Heart Foundation.

Newton Abbot lies approximately 17 miles south of Exeter and 7 miles west of Torquay with a residential population of approximately 26,000 and a catchment in excess of 100,000.

Description

The property comprises a ground floor shop with main sales area and first floor storage and staff facilities.

Accommodation is well presented and benefits from air-conditioning, suspended ceiling and wooden flooring.

Accommodation

Ground floor: 877sq ft (81.47 sq m)
 First Floor: 100 sq ft (9.29 sq m)
Total : 977 sq ft (90.8 sq m)

Rent

£25,000 per annum, plus VAT.

Lease Terms

The property is available by way of a new lease for a term to be agreed on a contributory full repairing and insuring basis.

Rent Deposit

A rent deposit may be required subject to covenant status of the proposed tenant.

Energy Performance Certificate (EPC)

And EPC is available for this property and the rating is C/63.

Business Rates

The property has a rateable value in the 2017 VO Rating List of £29,000.

Rates Payable

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 chargeable to the rent.

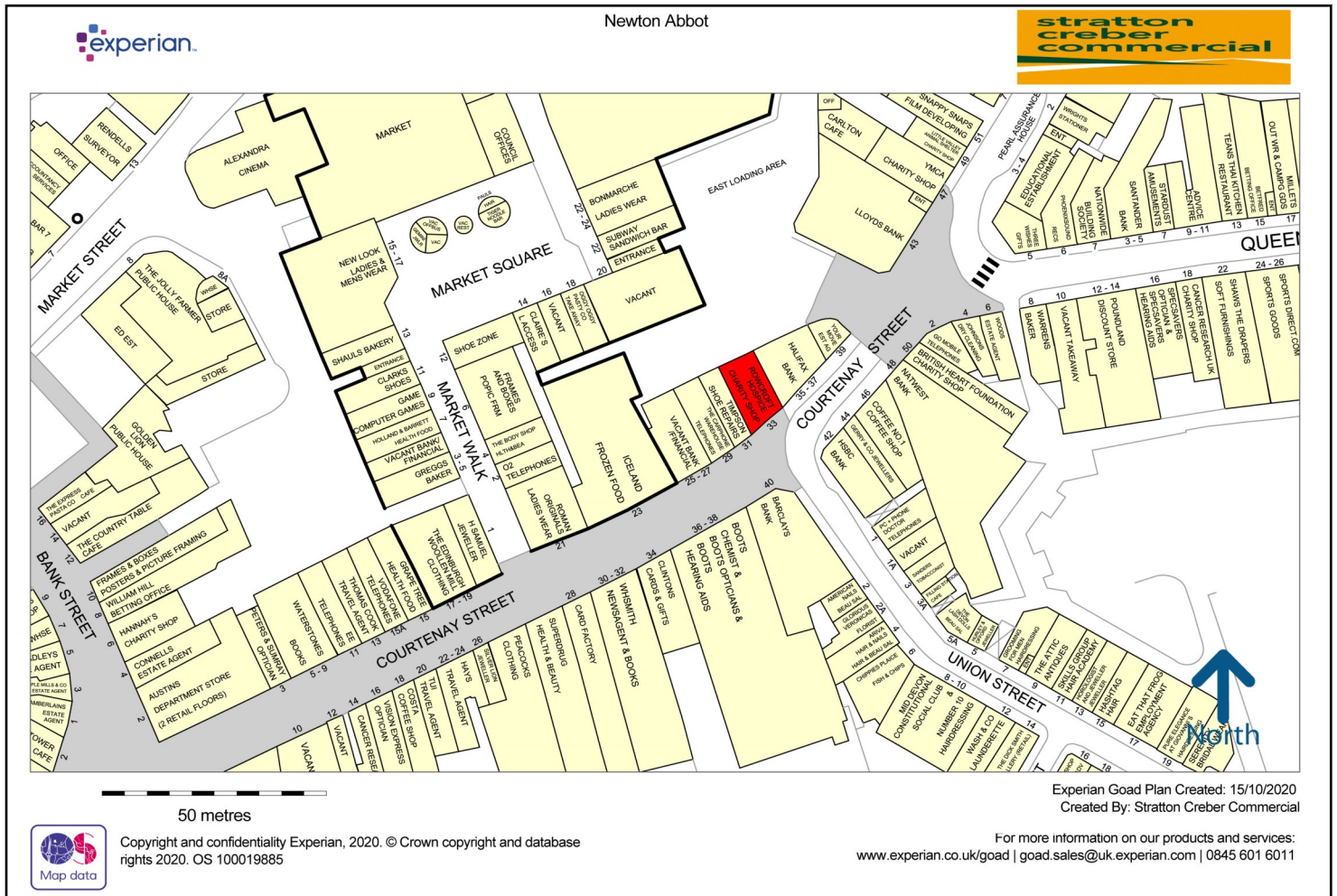
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
 20 Southernhay West, Exeter, EX1 1PR

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