



8 Bank Street, Newton Abbot, Devon, TQ12 2JW

To let

Viewing by prior appointment with
Orla Kislingbury MRICS /
George Malaperiman

(01392) 202203

orla@sccexeter.co.uk

agency@sccexeter.co.uk

Ground floor lock up shop in prominent trading location
with 1 parking space to the rear

Busy pedestrian location close to Courtenay Street

Ground floor: 1,367 sq ft / 127.03 sq m

Suitable for a variety of commercial uses (STP)

New lease available

To let: £16,500 per annum

Location

Newton Abbot is a popular market town with a population of over 70,000 people located in the town and immediate area. The town is 18 miles distant from Exeter and 8 miles distant from Torquay.

Bank Street, one of Newton Abbot's established retail thoroughfares is situated just moments from the prime pedestrianised shopping area of Courtenay Street, the property benefits from strong pedestrian footfall and excellent visibility within the town's busy commercial core.

The surrounding area is home to an attractive mix of independent retailers, cafés, national occupiers and professional businesses, creating a vibrant trading environment throughout the week. Newton Abbot serves a wide catchment across South Devon and enjoys excellent road and rail connections, making it an established retail and service destination.

Description

8 Bank Street comprises a ground floor shop lock up shop with staff facilities and storage to the rear.

The property offers an open-plan ground floor retail sales area with an attractive shop frontage, providing a versatile space suitable for a variety of retail, office, beauty, leisure or service-based occupiers, subject to any necessary consents.

Accommodation

The property comprises the following Net Internal floor areas: 1122.67 sq ft / 104.3 sq m

The property has the benefit of 1 allocated parking space to the rear.

Lease Terms

Available by way of a new internal repairing and insuring lease, at an initial rent of **£16,500 per annum**. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

B (43)

Business Rates

The Business Rates for the year April 2026 - March 2027 are follows:

Ratable Value:	£16,500
Rates Payable:	£6,303 (Retail, hospitality & leisure)

VAT

The figures quoted are exclusive of VAT.

Legal Costs

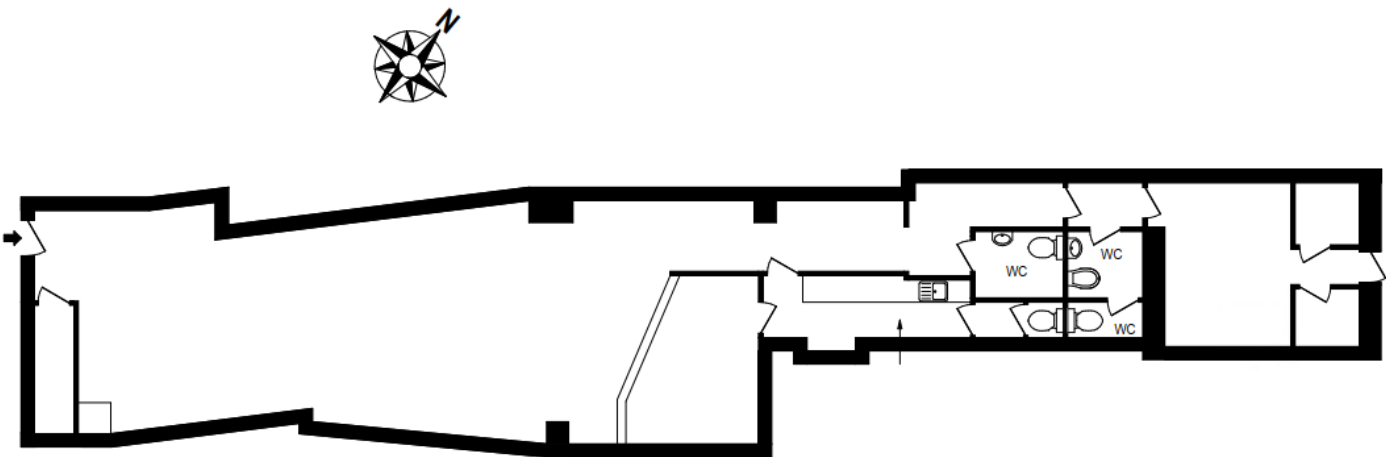
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint agents:

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

Contact:	Orla Kislingbury BA (Hons) MRICS George Malaperiman (01392) 202203
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For identification only - Not to scale.