stratton creber commercial

property consultants

To let

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

- 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

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

(01392) 202203

damian@sccexeter.co.uk

tom@sccexeter.co.uk

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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.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Damian Cook MRICS
Tom Churchward MSc
Tel: (01392) 202203
Email: damian@sccexeter.co.uk
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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)

An 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

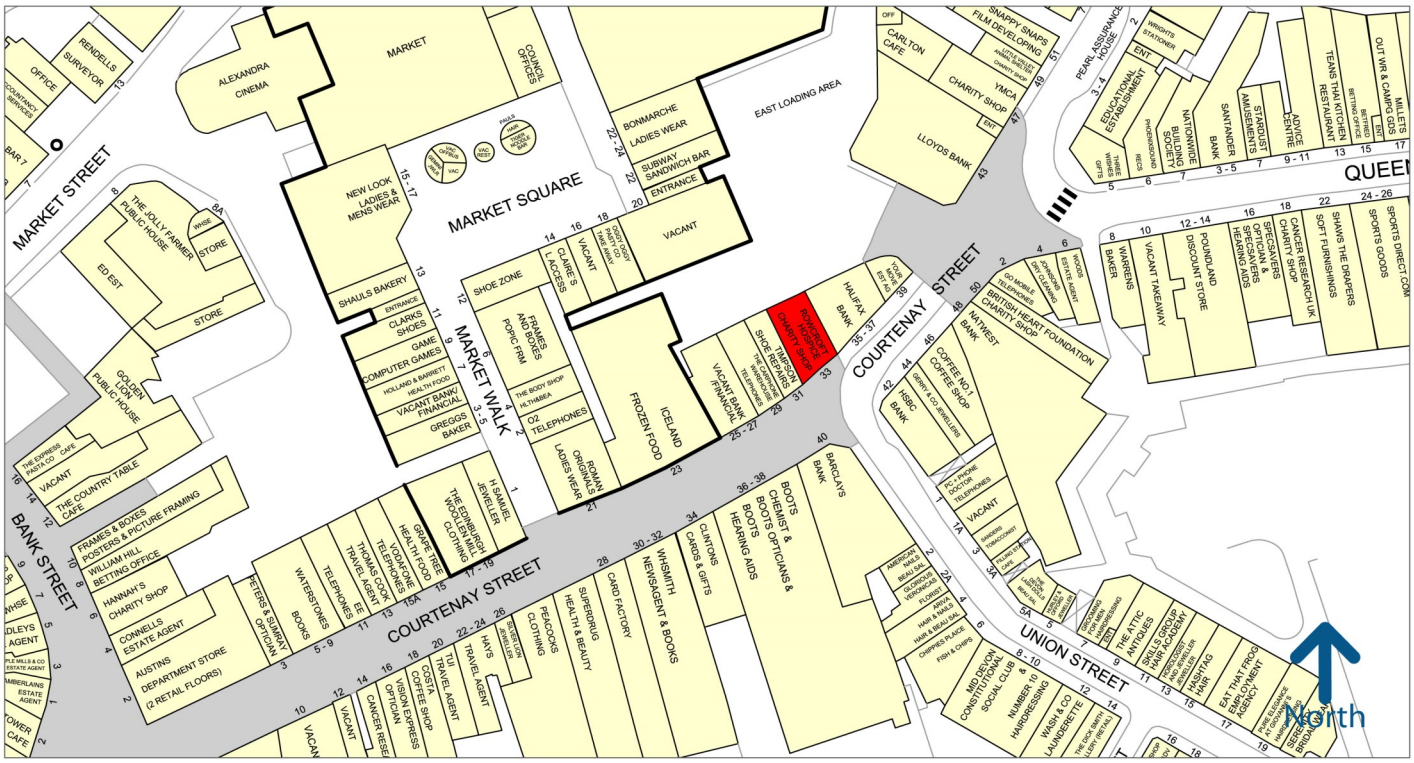
Rates payable 2022/23: £14,471.

For the year April 2022 - March 2023, 50% Business Rates Relief will be available for qualifying tenants. Contact the agents for more details.

VAT

VAT is chargeable to the rent.

Newton Abbot



50 metres

Experian Goad Plan Created: 15/10/2020
Created By: Stratton Creber Commercial

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