

PRIME SHOP TO LET

13 COURTENAY STREET, NEWTON ABBOT

- LOCATION** The property is situated in 100% prime position within the pedestrianised Courtenay Street, Newton Abbot adjacent to **Vodafone** and **Game**, **opposite Marks & Spencer** and close to **Waterstones**, **Peacocks**, **Clinton Cards**, **Dorothy Perkins**, **H Samuel** and **Boots the Chemist**.
- DESCRIPTION** The premises are arranged on ground and first floor comprising the following approximate dimensions and floor areas (measured on a net internal basis):
- Gross frontage 6.93 m 22'9"
Internal width 6.54 m 21'6"
Shop depth 21.14 m 69'4"
- Ground floor**
Sales 115 sq.m 1,239 sq.ft
First Floor 77 sq m 826 sq ft
- LEASE** The premises are available on a new full repairing and insuring lease for a term of 10 years subject to a rent review in the 5th year.
- RENTAL** £53,500 pa, exclusive subject to five yearly rent reviews
- RATES** We are verbally advised by the local authority that the premises are currently assessed for rating purposes as follows:-
- Rateable Value (2005 List) : £42,000
UBR (2009/2010) : 48.5p
- LEGAL COSTS** Each side to be responsible for their own costs.
- INSPECTION** By appointment.
- POSSESSION** On completion of legal formalities.

SUBJECT TO CONTRACT

**Behrens
Sharp**
Chartered Surveyors