

# PRIME TOWN CENTRE RETAIL UNIT TO LET

## Newton Abbot

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PROPERTY CONSULTANTS



**PRIME, WELL  
CONFIGURED RETAIL  
PREMISES AVAILABLE**

**Unit 5  
Market Walk Shopping  
Centre  
Newton Abbot  
TQ12 2RX**

**1,095 sq ft  
(101.7sq m) net approx**

Prominent position

High footfall

Strong mix of national and  
local retailers





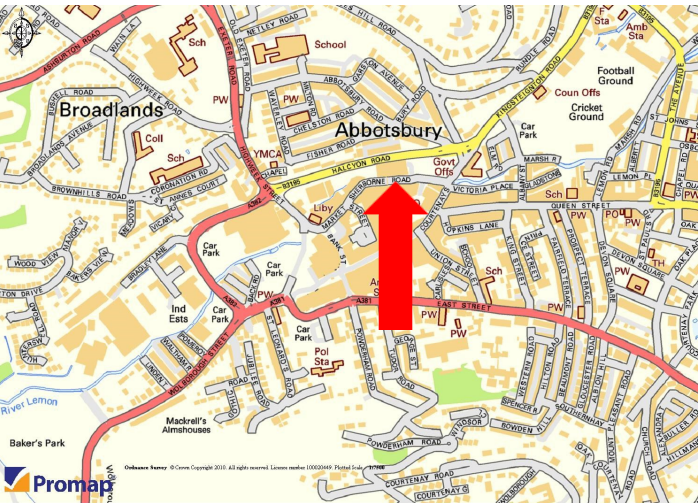
# Unit 5, Market Walk Shopping Centre, Newton Abbot, TQ12 2RX

## Location

Newton Abbot is a popular and thriving market town located in the district of Teignbridge, which has a population of circa 127,000. Benefiting from a wide catchment area and with excellent road and rail links to major cities such as Exeter (17 miles north) and Plymouth (32 miles south west), whilst also being on the main line rail network.

Market Walk is located in the heart of Newton Abbot town centre, linking Courtenay Street with the indoor market. The scheme benefits from a strong mix of national and local retailers and occupiers, with the whole centre due to undergo a significant scheme of refurbishment works over the next 12 months.

Unit 5 is situated on the main walkway ('Market Walk') from Courtenay Street, and benefits from high levels of footfall and visibility. Surrounding retailers include Greggs, Game, Holland & Barratt, O2, New Look and Clarks.



## Description

The unit is well configured over two floors, providing good retail sales accommodation at ground floor, and benefitting from significant first floor accommodation, suitable for ancillary uses.

## Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq ft	Sq m
Ground floor	566	52.6
First floor	529	49.1
<b>Total</b>	<b>1,095</b>	<b>101.7</b>

Internal Width:- 3.9 m (13 ft 0 ins) reducing to 2.5 m (8 ft 4 ins) at rear  
Shop Sales Depth:- 15.8 m (51 ft 10 ins)

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Terms

The suite is available leasehold for a term to be agreed at a rent of £21,000 plus VAT exclusive.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Business Rates

Interested parties should make their own enquiries of Valuation Office Agency to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

The ground floor of the unit has recently been redeveloped, changing the configuration of the unit. Accordingly the unit will require reassessment by the VOA once a tenant is in situ.



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## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The energy performance certificate rating is D (95). The full certificate and recommendations can be provided on request.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8

3BA. A list of all Members is available at the registered office.



## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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