
TO LET

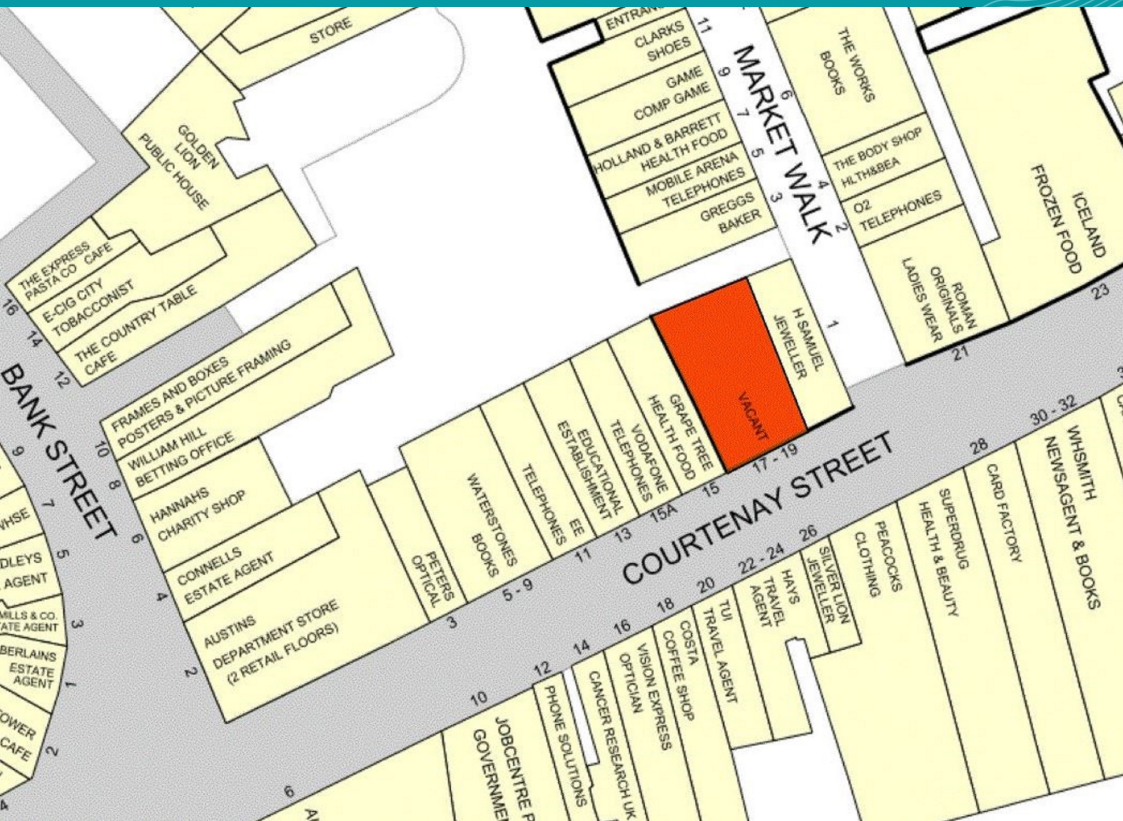
- ✓ Prime location in Courtenay Street
- ✓ Close to Costa, H Samuel, Vodafone, EE and Waterstones
- ✓ Large double fronted shop unit
- ✓ Benefits an enclosed rear servicing yard
- ✓ Available on a new lease



17-19 Courtenay Street, Newton Abbot TQ12 2QH

Prime shop premises in centre of Newton Abbot

4,936 Sq Ft
(459 Sq M)



DESCRIPTION

The property occupies a prime trading position in Courtenay Street close to the entrance to Market Walk. It is arranged on ground and first floor level and has the benefit of a large rear service area being part of Market Walk Shopping Centre which itself benefits from a 350 space multi storey car park.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	2,284	212
First floor	2,652	246
Total	4,936	459

EPC

C - 75

Subject to contract

LOCATION

Newton Abbot is an attractive sub-regional centre in South Devon with a population of approx. 30,000 and a wider district population of 135,000. The A38 is located 5 miles to the west which links to the M5 and the national motorway network. The town has a mainline railway station less than 1 mile from the subject property with a fastest journey time to London Paddington of approx.

LOCAL OCCUPIERS

Nearby retailers include Costa, H Samuel, Superdrug, Peacocks, Vodafone, EE, Waterstones and Greggs.

TERMS

The unit is available on a new effectively full repairing and insuring lease by way of a service charge for a term to be agreed.

RENT

£58,500 per annum exclusive

BUSINESS RATES

The ratable value is £64,000. Interested parties should verify this with VOA - see www.voa.gov.uk

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 17-Dec-2025

**Lambert
Smith
Hampton**

Sean Prigmore
07774450403
sprigmore@lsh.co.uk