

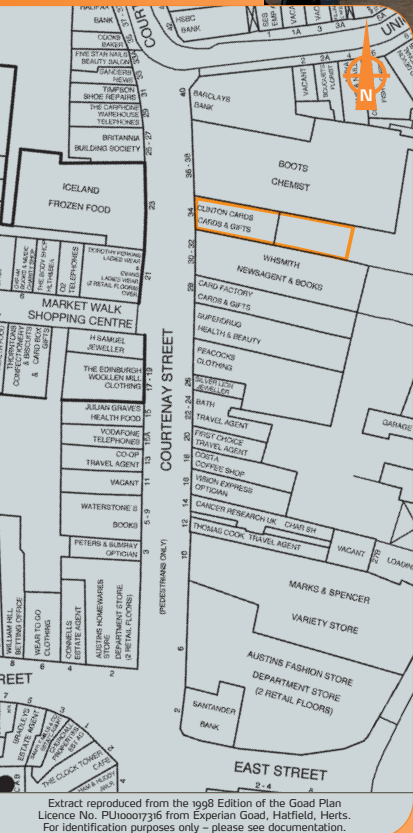
lot 34

# 34 Courtenay Street Newton Abbot, Devon TQ12 2DG

Rent  
**£65,000**  
per annum  
exclusive

Freehold Retail Investment

- Let to Clinton Cards (Essex) Ltd, guaranteed by Clinton Cards plc until 2020
- Opposite entrance to the Market Walk Shopping Centre
- Nearby occupiers include Boots the Chemist, Barclays Bank and W H Smith
- Six Week Completion Available



### Location

Miles: Newton Abbot town centre  
7 miles north of Torquay  
15 miles south of Exeter  
Roads: A381, A38  
Rail: Newton Abbot  
Air: Bristol International Airport

### Situation

The property is situated in a prominent position on the pedestrianised section of the High Street which acts as the principal retail thoroughfare. Nearby occupiers include Boots the Chemist, Barclays Bank, W H Smith and Superdrug.

### Description

The property comprises ground and first floors to provide ground floor retail and first floor ancillary accommodation. The first floor is accessed externally at the rear of the building.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	254 sq m (2,734 sq ft)	<b>CLINTON CARDS (ESSEX) LTD (1)</b> guaranteed by Clinton Cards plc on a full repairing and insuring lease	25 years from 24/04/1995 until 2020 (2)	£65,000	23/04/2015
First	Ancillary	Not inspected				
<b>Ground Floor Totals</b>		<b>254 sq m (2,734 sq ft)</b>			<b>£65,000</b>	

(1) For the year ending 1st August 2010 Clinton Cards (Essex) Limited reported a turnover of £336,922,000, a pre-tax profit of £12,239,000 and a total net worth of £19,610,000. (Source: www.riskdisk.com 16/04/2012)

### For further details please contact:

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