# 29 Courtenay Street, Newton Abbot, Devon TQ12 2QL

**Freehold Town Centre Opportunity** 



## **Key Details**

Lot 42

Vacant Possession

- · Pedestrianised town centre location close to Boots and Iceland
- · Includes ancillary upper parts with possible development potential (subject to consents)
- Prominent location in popular Devon market town

## Location

Miles: 7 miles north of Torquay 18 miles south of Exeter Roads: A380, M5 Rail: Newton Abbot Air: Exeter Airport

#### Situation

Newton Abbot is a market town in Devon, approximately 7 miles north of Torquay and 18 miles south of Exeter. The property is located on the north side of the pedestrianised part of Courtenay Street, close to its junction with Union Street. The property is located next to Market Walk Shopping Centre, with retailers including Iceland, H. Samuel, The Works, The Body Shop and Holland & Barrett. Other nearby retailers on Courtenay Street including Boots the Chemist, WHSmith, Waterstones, Superdrug, Costa Coffee and Vision Express.

### Description

The property comprises a three storey building arranged as a ground floor shop with ancillary accommodation on the first floor. The small second floor is accessed by a hatch only.

Tenure

Freehold.

VAT VAT is applicable to this lot.

# **Energy Performance Certificate**

E. See legal pack at www.acuitus.co.uk.

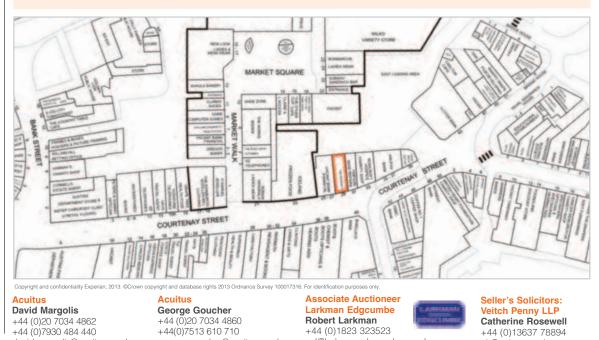
# Tenancy and accommodation

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| Floor                     | Use                                        | Floor Areas<br>(Approx)       |                                 | Possession |
|---------------------------|--------------------------------------------|-------------------------------|---------------------------------|------------|
| Ground<br>First<br>Second | Retail<br>Ancillary<br>Void (hatch access) | 91.62 sq m<br>79.69 sq m<br>- | (986 sq ft)<br>(858 sq ft)<br>- | VACANT     |
| Total                     |                                            | 171.31 sq m                   | (1,844 sq ft)                   |            |



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