

# 21 Union Street

Ref No: 4908

Newton Abbot, Devon, TQ12 2JX



## Town Centre Retail & Office To Let

Accommodation Over Two Floors

Gross Internal Area of Circa 90m<sup>2</sup> (969 sq ft)

Suitable for Retail, Office and Alternative Uses (STC)

Eligible for 100% Small Business Rates Relief

Annual Rental of £12,000

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Newton Abbot, Devon, TQ12 2JX

## LOCATION

The premises is located on Union Street in Newton Abbot town centre. Union Street is situated just off the prime area of Courtenay Street and connects with East Street, one of Newton Abbots main traffic thoroughfares.

The popular and thriving market town of Newton Abbot is home to a variety of retailers, professional uses, and catering establishments.

## DESCRIPTION

21 Union Street occupies a prominent corner spot and benefits from accommodation across two floors. The unit was previously occupied by a wedding dress shop and would suit a variety of retail/office uses.

The accommodation briefly comprises:-

### ENTRANCE PORCH

With doors into:-

### RETAIL AREA

26' 5" x 11' 4" (8.05m x 3.45m) With doors to:-

### KITCHENETTE

### WC

### MAIN HALLWAY

With stairs to first floor and door to:-

### OFFICE

14' 3" x 11' 3" (4.35m x 3.43m)

### FIRST FLOOR

### OFFICE

14' 7" x 11' 9" (4.45m x 3.57m)

### OFFICE

13' 10" x 12' 11" (4.21m x 3.93m)

### OFFICE

12' 6" x 10' 9" (3.82m x 3.28m)

### PARKING

A private parking space to the side of the property is included.

### TENURE

The property is available to let by way of a new lease, with exact terms and lease length to be agreed on negotiation.

## BUSINESS RATES

2023 List: £6,300.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

## EPC RATING E

## VIEWING

Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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