

34 Courtenay Street Newton Abbot, Devon TQ12 2DG

lot 37

Freehold Retail Investment

- Let to A G Retail Cards Limited (t/a Clinton Cards)
- Opposite entrance to the Market Walk Shopping Centre
- Nearby occupiers include Boots the Chemist, Barclays Bank and WH Smith

Rent
£60,000
per annum
exclusive



Location

Miles: 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, WH Smith and Superdrug.

Description

The property comprises a ground floor retail unit with 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.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	254 sq m (2,732 sq ft)	A G RETAIL CARDS LIMITED (t/a Clinton Cards) (1)	25 years from 24/04/1995 until 23/04/2020 on a full repairing and insuring lease	£60,000	24/04/2015 (2)
First	Ancillary	Not inspected				
Totals		254 sq m (2,732 sq ft)			£60,000	

- (1) A G Retail Cards Limited is a subsidiary of Lakeshore Lending Limited. In 2012, Lakeshore Lending Limited acquired nearly 400 Clinton Cards outlets (Source: www.bbc.co.uk/news/business-18356057). Clintons was founded in 1968 and is a leading retailer of greeting cards, gifts and wrap. There are currently over 400 stores throughout the UK (Source: <http://www.clintoncards.co.uk> 22/04/2015)
- (2) The 2015 rent review is outstanding.

For further details please contact:

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