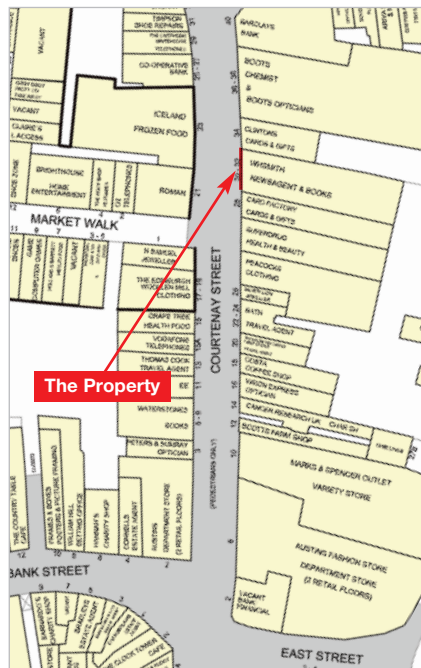


Newton Abbot

30/32 Courtenay Street
and 49/51 East Street
Devon
TQ12 2DT

- **Freehold Shop Investment**
- Let to WH Smith plc
- Comprises shop and two floors of offices 1,480.76 sq m (15,939 sq ft) in total
- Busy pedestrianised location opposite Market Walk Shopping Centre
- Current Rent Reserved
£130,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Newton Abbot, with a resident population in excess of 23,000, is an attractive South Devon market and tourist town located some 16 miles south-west of Exeter and 7 miles north-west of Torquay. The property is located on the south side of Courtenay Street, occupying a good pitch on the central pedestrianised retail area opposite Market Walk Shopping Centre. Occupiers close by include Barclays, Boots, Clintons, Card Factory, Superdrug, H Samuel, Iceland, Dorothy Perkins and Costa Coffee.

Description
The property is arranged on ground and two upper floors to provide a shop on the ground level with the first and second floors divided into self-contained offices at the front of the building and ancillary storage for the shop at the rear. The property also provides for c.21 car park spaces to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. ent to uppers)	13.67 m	(44' 10")
Net Frontage	9.68 m	(31' 9")
Ground Floor Sales	551.65 sq m	(5,938 sq ft)
First Floor (Front) Offices (sublet)	257.99 sq m	(2,777 sq ft)
First Floor (Rear) Ancillary Stores	255.67 sq m	(2,752 sq ft)
Second Floor		
(Front & Rear) Offices	415.45 sq m	(4,472 sq ft)
Total	1,480.76 sq m	(15,939 sq ft)

NB. Areas provided by the Vendor.

Tenancy

The entire property is at present let to WH SMITH PLC for a term of 15 years from 25th March 2002 at a current rent of £130,000 per annum. The lease provides for upwards only rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 1,200.

Website Address: www.whsmith.co.uk

For the year ended 31st August 2014, WH Smith plc reported a turnover of £1,161,000,000, a pre-tax profit of £112,000,000, shareholders' funds of £101,000,000 and a net worth of £45,000,000. (Source: Experian 17.04.2015.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms S Lomas, Ashfords LLP. Tel: 01823 232375 e-mail: s.lomas@ashfords.co.uk

