

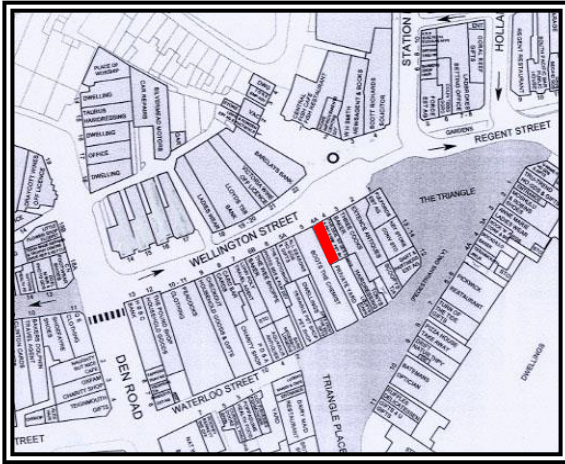
HUDSON & Co.

RETAIL UNIT

Prime Position

TEIGNMOUTH

54.46q.m (586 sq.ft)



4b Wellington Street Teignmouth TQ14 8HH

ITZA: 33.27 sq m 357 sq ft

- *Prominent High Street position***
- *Adjacent Boots, Holland & Barrett, Subway***
- *Flexible Terms / Nil Premium***
- *Suit a Variety of Trades***

TO LET

01392 477497

4b Wellington Street Teignmouth TQ14 8HH

LOCATION: The property occupies a very good trading position in this thriving town, next to Boots the Chemist and adjacent Barclays Bank, WH Smith, Holland & Barrett and Subway. Wellington Street represents the prime retailing pitch in the town.

Teignmouth is a popular coastal resort and seaside town, situated on the northern side of the River Teign and lying between Torbay and Exmouth. The town is a thriving retail centre, and has recently been identified as the 12th ranked retail hotspot in the country by Property Week. Teignmouth serves a good catchment including a resident population in the order of 13,500, and benefits from a large influx of visitors throughout the year, and in particular during the summer months. The town has a mainline railway station (London Paddington approx. 3 hours) and a regular bus service to nearby towns.

ACCOMMODATION: The unit comprises a small lock-up shop with a good sized window fronting Wellington Street, and having a kitchen / utility / storage area and toilet to the rear. A fire door gives access to a rear lobby and fire escape. The accommodation has the following approximate dimensions and areas:

Area: 54.46 sq m 586 sq ft

ITZA: 33.27 sq m 357 sq ft

Comprising:

Retail 13.45m x 3.23m

Kitchen 2.43m x 2.46m

Store 4.45m x 2.98m

Toilet with W/C and wash hand basin

RATES:

Description : Shop & Premises

Rateable Value : £9,900

PLANNING: Use Class A1 Retail

EPC: Energy Performance Asset Rating C

TERMS: The premises are available on or before the 29th September 2017, when the current lease expires, on a new lease at an initial rent of £12,000 pax at NIL premium. Full details on application.

COSTS: Ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs.

VIEWING & FURTHER INFORMATION:

Through the Agents:

HUDSON & Co.

Tel: 01392 477497 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

Whilst every effort has been made to ensure accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.
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