

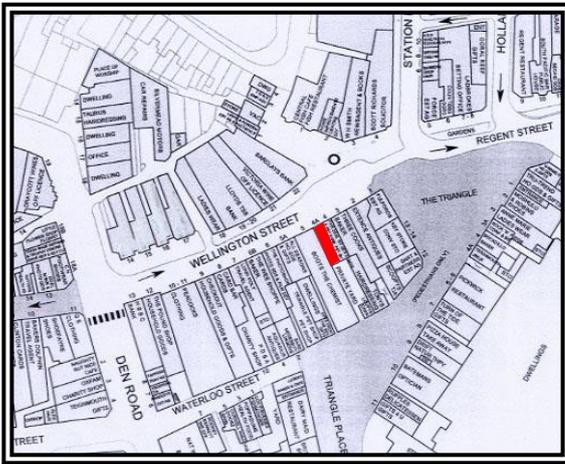
# HUDSON & Co.

## 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 12<sup>th</sup> 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 29<sup>th</sup> 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:**

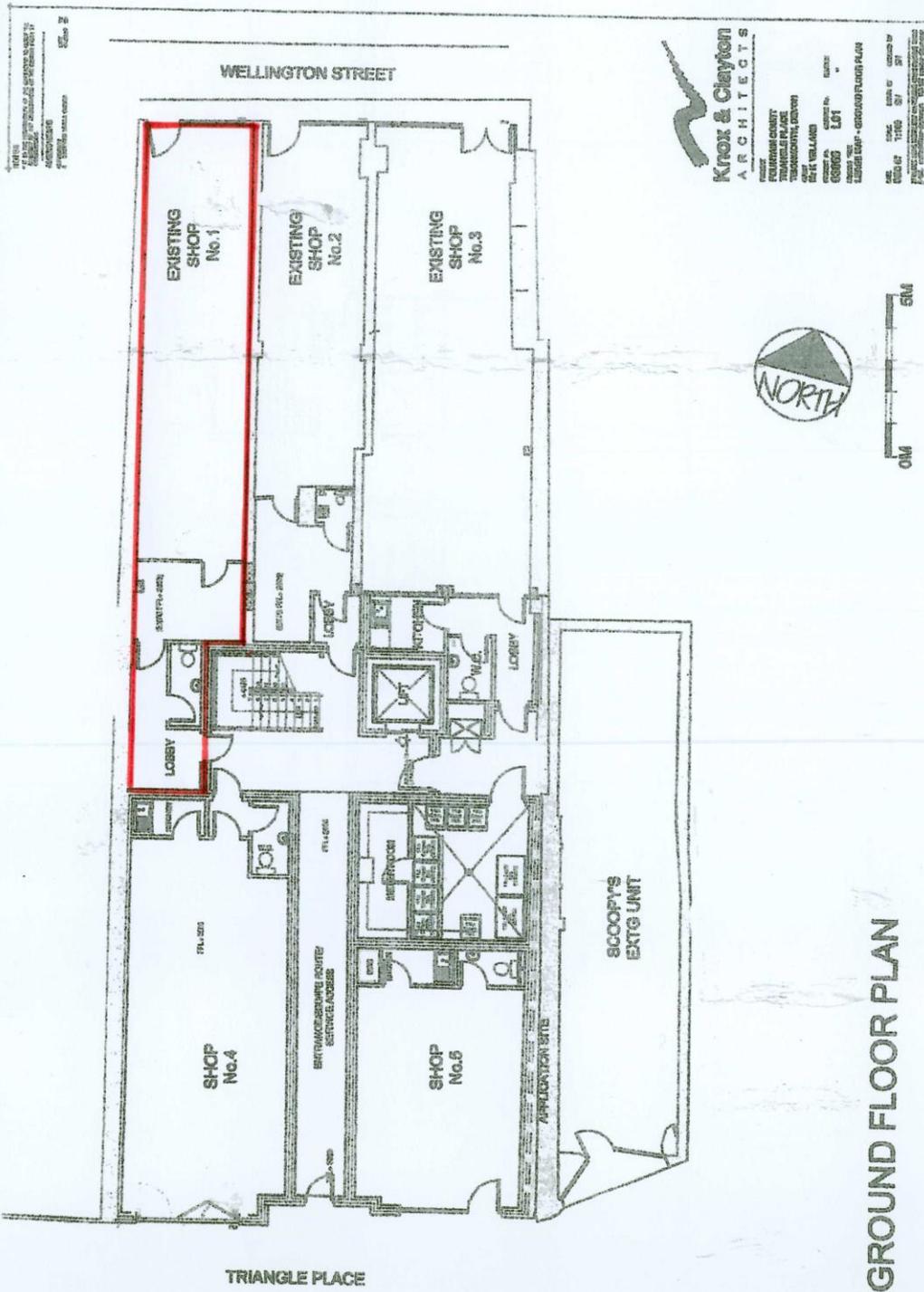
Through the Agents:

**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.



DATE: 15/05/2018  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 18000000000000000000

**Knox & Clayton**  
 ARCHITECTS

REGISTERED ARCHITECTS  
 100/102 WELLS STREET  
 WINDYBUSH, QUEENSLAND  
 AUSTRALIA

PROJECT NO: 18000000000000000000  
 DRAWING NO: 00000000000000000000  
 DATE: 15/05/2018



**GROUND FLOOR PLAN**