

# HUDSON & Co

## **RETAIL UNIT** **PRIME TOWN CENTRE LOCATION** **TEIGNMOUTH**

**134.43 sq.m 1,447 sq.ft**



***23 Wellington Street, Teignmouth Devon, TQ14 8HP***

**\*Strong Retailing Centre\***

**\*Excellent prime trading position \***

**\*Ground floor former banking hall offering large retailing area with ancillary storage, kitchen, and toilet facilities to the rear\***

**\*Adjacent Boots, W.H Smith, Peacocks & Lloyds Bank\***

**\*Guide Rent: £30,000 pax / incentives for fit-out\***

# **TO LET (May sell)**

**01392 477497**

# 23 Wellington Street Teignmouth, Devon, TQ14 8HP

**LOCATION:** The property is centrally located in the popular town of Teignmouth, occupying a prime retailing position in Wellington Street adjacent Boots, WH Smith, Peacocks and Lloyds Bank.

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 was previously 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.

**DESCRIPTION:** The property comprises of a former Barclays Bank, recently closed, and occupies the ground floor only of a four-storey building. The former banking hall offers a large open space to the front of the premises, which narrow towards the rear with ancillary accommodation and toilets. The premises benefit from double frontage and a rear access.

## ACCOMMODATION:

GROUND FLOOR

Max Internal Width	12.74 m	42 ft
Retail Depth	14.00 m	46 ft
<b>Total Area</b>	<b>134.43 sq.m</b>	<b>1,447 sq.ft</b>

**Stores / Kitchen / Male & Female Toilets to the rear**

**SERVICES:** We are informed that the property is connected to mains electricity, water and drainage.

**RATES:** The Valuation Office web-site indicates that the property is assessed as follows:

Description: **Bank and Premises**

Rateable Value: **£32,500**

Interested parties are advised to make their own enquiries of the VOA or Local Rating Authority for verification purposes.

**TERMS:** New lease available on flexible terms. Guide Rent: £30,000 pax. Incentives available for fit -out.

Our client would also consider a sale of the property and possibly the freehold that includes the long leasehold interests of the upper floor flats and additional vacant possession space which combined with the rear ground floor ancillary areas offers potential for part residential conversion.

**EPC:** Energy Rating E.

**LEGAL COSTS:** Each party is responsible for their own legal costs incurred in this transaction.

## VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Sole Agents

**HUDSON & Co.**

Tel: 01392 477497 / 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

[info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

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

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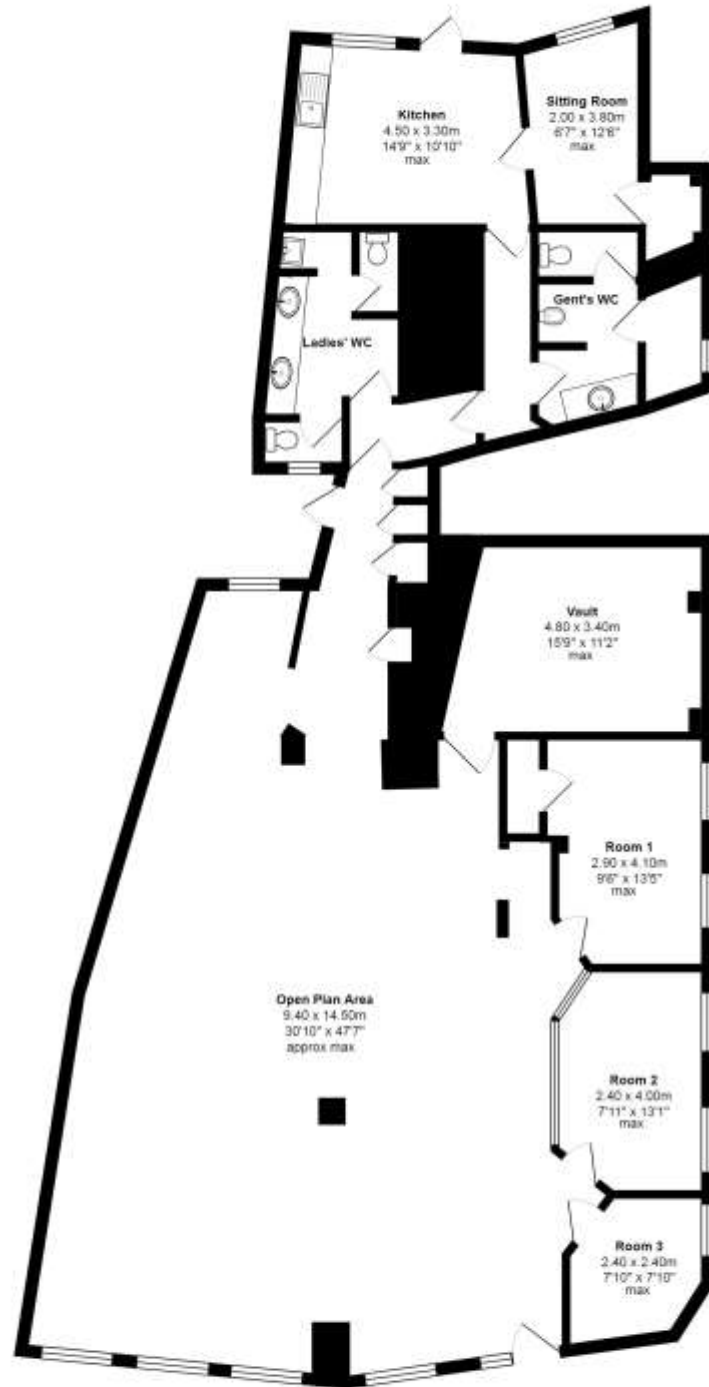
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23 Wellington Street, Teignmouth

All measurements are approximate and for display purposes only

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