

HUDSON & Co

RETAIL UNIT
TEIGNMOUTH
PRIME TOWN CENTRE LOCATION
Previously let to Warrens Bakery
106.39 sq.m 1,144 sq.ft



16 Wellington Street Teignmouth, Devon, TQ14 8HW

- *Prominent position adj. Holland & Barrett, Boots, Peacocks & Subway***
- *Good sized retail premises with open plan arrangement***
- *Ground floor Retail premises: 1,144sq ft (ITZA 658 sq ft)***
- *New fit out by Warrens as café / patisserie and rear prep area***
- *Flexible Terms / Competitive Rental***

TO LET

01392 477497

16 Wellington Street Teignmouth, Devon, TQ14 8HW

LOCATION: The property is centrally located in the popular town of Teignmouth, that lies between Torquay and the city of Exeter, approximately eleven miles to the north. The premises are situated in a very prominent position at the junction of Wellington Street and Orchard Gardens, the main road leading to the town centre, car parking and sea front.

Wellington Street and Bank Street are the primary retailing streets in Teignmouth with the subject property being adjacent to Boots, William Hill and Peacocks. Teignmouth is a popular coastal and seaside town, with a resident population of around 15,000, and having a large influx of visitors in the summer.

DESCRIPTION: The property comprises of a mid-terraced self-contained ground floor lock up shop, forming part of a period building which was substantially refurbished in 2005/2006. The premises have good frontage to Wellington Street and a prominent return frontage to Orchard Gardens with good prominence to Bank Street. The property extends over the pavement frontage allowing the opportunity for a café style operation to have external seating and tables.

ACCOMMODATION:

GROUND FLOOR

Internal Width (Max)	5.70 m	19 ft
Built depth	19.17 m	63 ft
NIA	106.39 sq m	1,144 sq.ft
ITZA	61.22 sq m	658 sq.ft

Originally let as open plan, the premises are currently fitted out as a café and serve over counter with an internal partition leading to a prep area with sinks and having a staff toilet and lobby to the rear with fire exit.



SERVICES: We are informed that all main services are connected to the property.

RATES: The Valuation Office website indicates that the property is assessed under the 2017 rating list as follows:

Shop and premises

Rateable Value: £23,500

PLANNING: The property benefits from an A1 retail planning consent and until recently has been used as a bakery retailer / coffee shop. Prospective occupiers should address their planning enquiries to the local planning authority, **Teignbridge District Council Tel: 01626 361101**

EPC: Energy Performance Asset Rating D

LEGAL COSTS: Each party to bear their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents

HUDSON & Co.

Tel: 01392 497477 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

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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Not to Scale

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