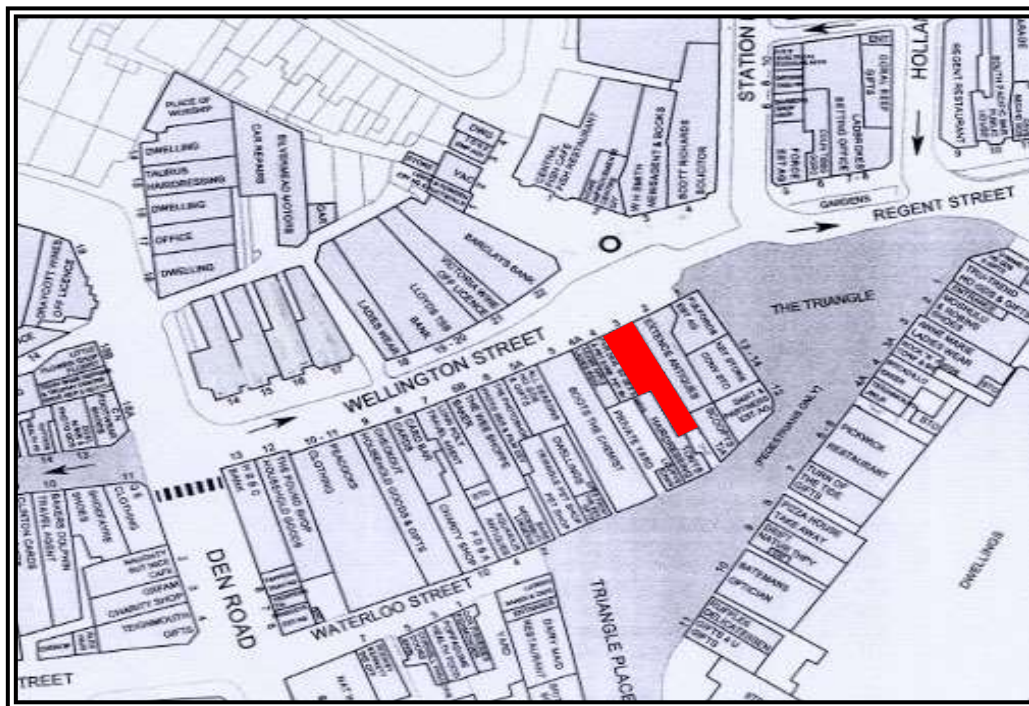


# HUDSON & Co

## PRIME SHOP

TEIGNMOUTH SOUTH DEVON

77.68m<sup>2</sup> (835 sq.ft.)



**3 Wellington Street Teignmouth TQ14 8HH**

*In a good position in the centre of Teignmouth*

*Close to Boots and WH Smiths*

*Currently occupied by Sue Ryder*

*Available October 2020*

## TO LET

01392 477497

### **3 Wellington Street Teignmouth TQ14 8HH**

**TEIGNMOUTH** 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 popular retailing centre, serving a good catchment, a resident population in the order of 13,500 and a large influx of visitors throughout the year and in particular during the summer months.

Teignmouth lies on the A379 linking Exeter (14 miles) and Torquay (7 miles) with the A381, providing easy access to the A380 dual carriageway link to the M5 at Junction 31. The town has a mainline railway station (London Paddington approx. 3 hours) and a regular bus service to nearby towns.

**WELLINGTON STREET** Wellington Street and Bank Street form the main retailing area in the town, and the property occupies a very good trading position, close to Boots the chemist, Hayes Travel and WH Smith.



#### **ACCOMMODATION**

The unit comprises of a total area of **77.68m<sup>2</sup> (835sq.ft.)** arranged as follows:

Retail area	65.65 m <sup>2</sup>	706 sq.ft
Kitchen	3.91 m <sup>2</sup>	42 sq.ft
Lobby	5.52 m <sup>2</sup>	59 sq.ft
Toilet with W/C and wash hand basin		

Outside the unit there is a very useful unloading area.

**RATES** The VOA website confirms the following assessment:

**Assessed as :** Shop & Premises

**Rateable Value:** £14,124

For details of rates payable please contact Teignbridge District Council, Forde House, Newton Abbot, Tel: 01626 361101.

**TERMS** The premises are available on a new lease from October 2020 on flexible terms at a competitive rental. Full details on application.

#### **VIEWING & FURTHER INFORMATION**

Strictly by appointment through the Sole Agents HUDSON & Co.

Tel: 01392 477497 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.

**01392 477497**