

# HUDSON & Co.

## RETAIL UNIT

**Prime Position**

## TEIGNMOUTH

**50.65sq.m (545 sq.ft)**



**4a Wellington Street Teignmouth TQ14 8HH**

**ITZA: 35.91 sq m 386 sq ft**

**\*Prominent High Street position\***

**\*Adjacent Boots, Holland & Barrett, Subway\***

**\*Flexible Terms / Nil Premium\***

**\*Suit a Variety of Trades\***

# TO LET

**01392 477497**

## 4a 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 an office, kitchen / utility 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: 50.65 sq m 545 sq ft

ITZA: 35.91 sq m 386 sq ft

Comprising:

Retail 9.23m x 3.10m

Office 3.19m x 2.15m

Kitchen 4.45m x 2.98m

Toilet with W/C and wash hand basin

### **RATES:**

Description : Shop & Premises

Rateable Value : £8,500

**PLANNING:** Use Class A1 Retail

**EPC:** Energy Performance Asset Rating C

**TERMS:** The premises are available on a new lease at an initial rent of £11,000 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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