

17 Wellington Street

Ref No: 5064

Teignmouth, Devon, TQ14 8HW



Ground Floor Retail Premises To Let

Gross Internal Area Approx. 99m² (1,064 sq ft)

Town Centre High Street Location – Neighbouring National Retailers

To be Cleared Out of Subway Fittings Pre-Completion

Viewing Highly Recommended

Annual Rental of £20,000

Interested in this property?
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LOCATION

Teignmouth lies along a stretch of red sandstone coast to the north of the unspoilt estuary of the river Teign in South Devon.

The town is both a popular holiday resort with many hotels and guest houses and also a thriving town in which to live and work. Wellington Street is in a central location with a selection of nation and independent retailers and just a short walk from the popular seafront. The City of Exeter is approximately 15 miles north of Teignmouth with excellent transport links including an international airport and the M5 motorway.

DESCRIPTION

17 Wellington Street previously a Subway franchise is now available with vacant possession. The property comprises an attractive and well-proportioned retail unit suitable for a wide variety of uses, (subject to consent).

The property is to be offered in a clean a tidy condition, ready for a new tenant to take on and trade from. The premises is covered by CCTV and fitted with an L2 Fire Alarm system.

The accommodation briefly comprises:-

RETAIL AREA

Approx. 56m² (602 sq ft)

ANCILLARY STORAGE TO REAR

Approx. 43m² (462 sq ft)

WC

BUSINESS RATES

2023 List: £20,500.

Please note this is not Rates Payable. The rates payable amount is approximately £10,247 per annum. Interested parties are advised to speak to the local billing authority, Teignbridge Council to confirm the rates bill.

TENURE

The property is available by way of a new lease, at a rent of £20,000 per annum. Exact terms to be agreed by negotiation.

SERVICES

We have been informed the premises are connected to mains water and electricity.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



www.bettesworths.co.uk

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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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