

13A & B Bank Street

Ref No: 5034

Teignmouth, Devon, TQ14 8AL



Prominent Retail Unit on Teignmouth High Street

Versatile Retail Unit on Busy Pedestrianised High Street

Ground Floor Approx. 53m² (570 sq ft)

First Floor Ancillary Approx. 46m² (495 sq ft)

Surrounded by National and Local Occupiers

Annual Rental of £15,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

Teignmouth is a seaside town on the South Devon coast, approximately 12 miles from the City of Exeter. The town is known for its picturesque seafront with sandy beach and traditional pier and is located on the stunning Teign Estuary.

Bank Street forms part of the desirable pedestrianised high street and is a sought-after trading pitch for commercial occupiers, including nationals such as Costa, Superdrug and Card Factory. This location offers a strong and visible trading opportunity within the centre of Teignmouth.

DESCRIPTION

With accommodation across two floors and a wide window frontage, the property offers versatile accommodation for several differing uses. The retail area on the ground floor is currently split but could be opened to make approx. 47m² of floor space. The first floor then offers substantial room to have as a store/ office.

With its prominent position in a busy stretch of Teignmouth's high street, this is a fantastic opportunity for a variety of occupiers wanting premises in the town.

The accommodation briefly comprises:-

RETAIL

25' 9" x 15' 3" (7.84m x 4.64m)

KITCHENETTE/STORE

19' 10" x 4' 6" (6.05m x 1.37m)

STORE

12' 9" x 4' 6" (3.89m x 1.37m)

STORE

7' 10" x 4' 6" (2.39m x 1.36m)

FIRST FLOOR

WC

OFFICE/STORE

24' 5" x 20' 5" (7.45m x 6.23m)

TENURE

The property is available by way of a new commercial lease, with exact terms to be agreed on negotiation.

RENT

The current rent is £15,000 per annum.

First quarters rent to be paid in advance followed by monthly payments thereafter.

BUSINESS RATES

2023 List: £13,000

Please note this is not Rates Payable. Small Business Rates Relief of circa. 66% will be available for eligible parties. Interested parties are advised to speak to the local billing authority, Teignbridge Council for further details.

EPC RATING D

VIEWINGS

Viewings are highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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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