

# 17 Wellington Street

Ref No: 5064

Teignmouth, Devon, TQ14 8HW



## Ground Floor Retail Premises To Let

Gross Internal Area Approx. 99m<sup>2</sup> (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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Teignmouth, Devon, TQ14 8HW

## 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. 56m<sup>2</sup> (602 sq ft)

### ANCILLARY STORAGE TO REAR

Approx. 43m<sup>2</sup> (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](http://www.leasingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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