

Retail Unit, Brunswick Street

Ref No: 5109

Teignmouth, Devon, TQ14 8AG



Ground Floor Lock Up in Teignmouth Town Centre

Net Internal Area Circa. 20m² (215 sq ft)

Versatile Commercial Unit – Suitable for a Variety of Uses (STC)

Central Location – Close to Teignmouth's Main High Street

Eligible for 100% Small Business Rates Relief

Annual Rental of £6,000

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



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DESCRIPTION

The unit is located in the centre of Teignmouth, just off the main high street and close to the various amenities of the Town Centre, including the short stay Brunswick Street Car Park.

This lock up unit, has previously traded as a hair salon and a florist, and has been arranged by the previous tenant to fit such a business. Other uses would be considered, and the unit would be well suited to office users or service providers. The unit is well presented, with a large window display, electric & water supplies, and shared toilet facility at the rear of the premises.

The accommodation briefly comprises:-

SHOP

15' 3" x 14' 9" (4.65m x 4.50m)

WC

Shared WC with access around the rear of the property.

TENURE

The property is available by way of new Lease, with exact terms to be agreed on negotiation. Interested parties are advised to speak to the Agents, Bettesworths for further information.

BUSINESS RATES

2023 List: £3,200.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

EPC AWAITED

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
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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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