

HUDSON & Co

RETAIL UNIT TEIGNMOUTH

Prominent Town Centre Premises



27, Fore Street, Teignmouth, Devon TQ14 8DZ

***Prominent Town Centre position ***

Fronting main route into town centre and sea front

Recent uses as an accountancy practice & café

Double fronted shop with extensive window display

Flexible Terms / Competitive Rental

TO LET

01392 477497

27, Fore Street, Teignmouth, Devon TQ14 8DZ

LOCATION: The property occupies a prominent corner position with extensive frontage to Fore Street and Orchard Gardens, the main road leading to the Town Centre, car parking, and sea front. The location is an established retail area and popular commercial location, with a number of solicitors and accountants represented close to the property. Teignmouth is a busy seaside town with a resident population of around 15,000 and having a large influx of visitors in the summer.

DESCRIPTION: The property comprises of a self-contained lock up shop, recently used as an accountants office and previously trading as a children's play centre and café. The premises form a double fronted shop with extensive window display to Fore Street, and Orchard Gardens. The property includes a toilet and washing facilities and an enclosed yard to the rear.

ACCOMMODATION: The accommodation comprises the following approximate areas and dimensions:

Gross Frontage to

Fore Street: 8.83 m (29 ft)

Built Depth: 10.66 m (34 ft)

Sales Area:

Front: 14.29 sq m 153 sq ft

Rear: 45.02 sq m 484 sq ft

SERVICES: The property is connected to mains electricity, water, and drainage.

RATES: We are advised by the Valuation Office website that the property is assessed as follows:

Description: Shop & Premises

Rateable: £7,800

LEASE: The shop has recently become available and is being offered on a new lease at a competitive rental and on flexible terms. Full details on application. Guide rent: £8,000 per annum exclusive.

N.B. All figures quoted are exclusive of VAT

LEGAL COSTS: Incoming tenant to pay a contribution towards the legal costs associated with preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Joint Sole Agents

HUDSON & Co.

Tel: 01392 477497 or 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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