

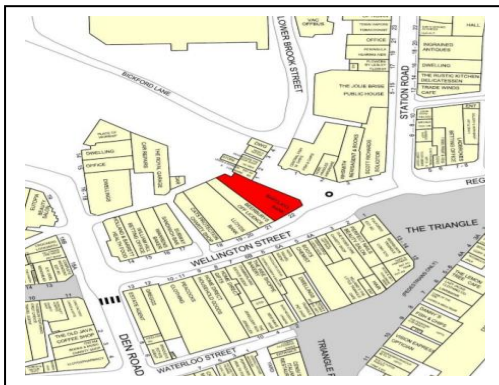
HUDSON & Co

Available June 2022

NEW RETAIL UNIT

52.23 sq.m 562 sq.ft

PRIME TOWN CENTRE TEIGNMOUTH



23 Wellington Street, Teignmouth Devon, TQ14 8HP

Strong Retailing Centre

***Excellent prime trading position ***

New Development of Two Units in former Barclays premises

Corner unit with return frontage & with potential to combine

Adjacent Boots, W.H Smith, Peacocks & Lloyds Bank

Rent Free incentives for fit-out

TO LET (May sell)

01392 477497

LOCATION: The property is centrally located in the popular town of Teignmouth, occupying a prime retailing position in Wellington Street adjacent Boots, WH Smith, Peacocks and Lloyds Bank. Teignmouth is a popular coastal resort and seaside town, situated on the northern side of the River Teign and lying between Torbay and Exmouth. The town is a thriving retail centre and was previously identified as the 12th ranked retail hotspot in the country by Property Week. Teignmouth serves a good catchment including a resident population in the order of 13,500, and benefits from a large influx of visitors throughout the year, and in particular during the summer months. The town has a mainline railway station (London Paddington approx. 3 hours) and a regular bus service to nearby towns.

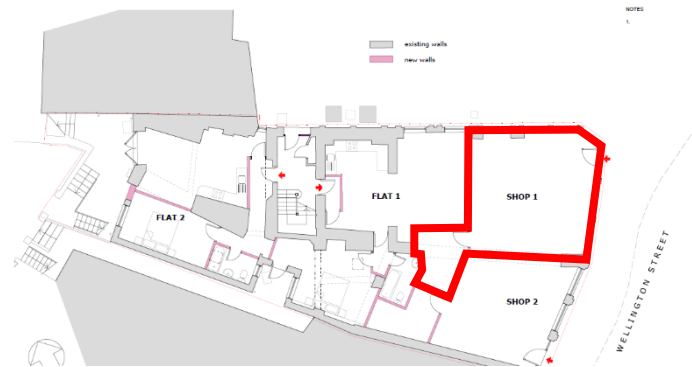
DESCRIPTION: This new unit forms part of a quality new development of the former Barclays Bank premises into two new shops, finished in shell with individual toilet facilities to the rear, and each having their own separate entrance.

ACCOMMODATION:

Retail Area: **52.23 sq.m 562 sq.ft**
Corner unit with return frontage. Toilet & Wash Facilities to the rear

SERVICES: We are informed that the units will be connected to mains electricity, water and drainage.

RATES: The new units have not been assessed for rating purposes as yet. Interested parties are advised to make their own enquiries of the VOA or Local Rating Authority for verification purposes.



TERMS: New lease on flexible terms at a commencing rental of £14,000 per annum excl. Rent Free incentives available for fit-out. Full details on application. If preferred, our client may consider a sale of a 999 year long lease at peppercorn.

EPC: To be advised.

LEGAL COSTS: Each party is responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Joint Agents:

CHARLES DARROW
Tel: 1626 330022
Contact: **PAUL HEATHER**
www.charlesdarrow.co.uk

HUDSON & Co.
Tel: 01392 477497 / 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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Experian Goad Plan Created: 07/09/2018
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