

HUDSON & CO.

RETAIL UNIT

Teignmouth Town Centre



Unit 2 The Pickwick

No.6 The Triangle, Teignmouth Town Centre, Devon TQ14 8AU

***NIA: 710 sq ft ITZA: 46.88 sq ft**

- *Former Pickwick Restaurant, now available for non-restaurant use as two separate shops***
- *Attractive piazza style setting with external covers***
- *Good Trading Position adjacent prime Wellington Street***
- *Close to Boots, W H Smith, Subway, Peacocks***
- *New Lease / Nil Premium***

TO LET

01392 477497

No.6 The Triangle, Teignmouth Town Centre, Devon TQ14 8AU

LOCATION: The property occupies a prominent position overlooking the pedestrianised piazza style area known as The Triangle, in the centre of Teignmouth. The premises lie just off Wellington Street, the prime pitch where Boots, Peacocks, WH Smith and Subway are represented.

The town of Teignmouth, lies between Torquay and the city of Exeter, approximately 11 miles to the north. It is a popular coastal and seaside town, with a resident population of around 15,000, and having a large influx of visitors in the summer.

DESCRIPTION: The property is currently being refurbished to comprise a self-contained ground floor lock up shop, forming part of an attractive period building. The unit will have a self-contained entrance, toilet and wash facilities, and there is a licence allowing outside covers and seating on the Triangle adjacent the frontage of the property.

ACCOMMODATION:

GROUND FLOOR

Internal width	5.02m	16 ft 5in
Built Depth	14.60m	47 ft 10in

NIA	65.98 sq m	710 sq ft
ITZA	46.88 sq m	504 sq ft

SERVICES: We are informed that the property is connected to mains electricity, water and drainage. We understand that gas is available in the adjoining road.

RATES: To be re-assessed.

TENURE: The unit is available on a new lease on terms to be agreed. Full details on application.

INSURANCE: The tenant is liable to pay a pro-rata share of the building insurance costs on a quarterly basis.

EPC: Energy Performance Rating D

LEGAL COSTS: Each party to pay their own legal costs in this transaction.

VIEWING & FURTHER INFORMATION:

Through the Sole Agents:

HUDSON & Co.

Tel: 01392 477497 / 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

Email : **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.