

7 & 8 Somerset Place

Ref No: 3410

Teignmouth, Devon, TQ14 8EW



Commercial Investment Comprising Two Ground Floor Lock Up Shops

Well Located in the Town Centre of Popular Seaside Town

7 Somerset Place - Available To Let or Sold with Vacant Possession

8 Somerset Place - Let to Face Electrical Rent £8,500

Viewing Highly Recommended

£225,000 Long Leasehold

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



7 & 8 Somerset Place

Teignmouth, Devon, TQ14 8EW

LOCATION

Situated in the heart of Teignmouth the units are well positioned in the town centre of this popular seaside town, adjacent to the busy parades of Teign Street and Bank Street, which boast a large number of diverse local independent and national occupiers including Lloyds Pharmacy and Co-op Food.

DESCRIPTION

Attractive opportunity to acquire two retail units in the centre of Teignmouth. Viewing is highly recommended.

The accommodation briefly comprises:-

7 SOMERSET PLACE

RETAIL AREA

18' 1" x 36' 5" (5.5m x 11.1m)

STAFF ROOM

8' 2" x 6' 11" (2.5m x 2.1m)

KITCHEN

8' 2" x 10' 2" (2.5m x 3.1m)

STORE ROOM

17' 1" x 13' 5" (5.2m x 4.1m)

WC

Stairs to:-

FIRST FLOOR ANCILLARY STORAGE

STORE ROOM

23' 4" x 18' 4" (7.1m x 5.6m)

STORE ROOM 2

9' 6" x 5' 11" (2.9m x 1.8m)

Currently on the market to let with an asking rent of £12,000 per annum.

BUSINESS RATES

2017 List: £11,250.

Please note this is not Rates Payable. Interested parties are advised to contact the local billing authority, Teignbridge Council.

EPC RATING D

NOTE:

Please note the property is Grade II Listed (REF 1269062).

8 SOMERSET PLACE

SHOP FRONTAGE

13' 9" (4.2m)

DEPTH

46' 7" (14.2m)

AREA

57m² (616 sq ft).

STORE

9' 6" x 9' 10" (2.9m x 3m) 9m² (94 sq ft).

OFFICE

7' 10" x 5' 3" (2.4m x 1.6m) 4m² (41 sq ft).

KITCHEN

10' 2" x 5' 3" (3.1m x 1.6m) 5m² (53 sq ft).

WC

REAR HALL

Access to rear.

GROSS INTERNAL AREA

75m² (804 sq ft).

TERMS

Let to face electrical on lease for 10 years from 2012 at a rent of £8,500 per annum. This lease was renewed from the previous lease dated 2006. The lease is effectively Fully Repairing and Insuring.

RATEABLE VALUE

2017 List: £8,000.

Please note this is not Rates Payable. Interested parties are advised to contact the local billing authority, Teignbridge Council.

EPC RATING E

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