

10 Somerset Place

Ref No: 4331

Teignmouth, Devon, TQ14 8EN



Uniquely Spacious Open Plan Office Accommodation in Central Teignmouth

Net Internal Area 359m² (3,860 sq ft) – Or Divided by Floor

Accommodation Arranged Over Ground & First Floor with Visible Retail Road Frontage

Suitable for a Variety of Commercial Uses (Subject to any Necessary Consents)

A Rare Opportunity for Accommodation on this Scale in such a Central Location

Annual Rental of £28,000

Interested in this property?

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LOCATION

The property is located on Somerset Place in central Teignmouth.

Somerset Place sits conveniently on the edge of the prime town centre retail area, giving easy access to all town centre amenities as well as commuter access to and from the town centre.

Quay Road carpark, Teign Street carpark and Brunswick Street carpark are all close at hand as well on street parking immediately adjacent to the property.

DESCRIPTION

The property comprises a largely open plan office over the ground and first floor levels. The ground floor has the benefit of a retail frontage onto Somerset Place, giving prominence and visibility as well as ease of customer or client access.

The open plan nature of the property gives flexibility for accommodation arrangements and a variety of possible uses.

The accommodation is supported by a range of kitchen, WC and staff welfare and storage areas.

The accommodation briefly comprises:-

SHOP FRONTAGE

17' 1" (5.21m)

GROUND FLOOR FRONT OFFICE

17' 1" x 30' 10" (5.21m x 9.4m)
(With stairs to first floor)

REAR OFFICE

25' 2" x 34' 8" (7.67m x 10.57m)

STORE

12' 6" x 17' 2" (3.81m x 5.24m)

STAFF ROOM

16' 8" x 17' 6" (5.08m x 5.33m)

WC'S

FIRST FLOOR FRONT OFFICE

18' 3" x 31' 7" (5.55m x 9.62m)

MAIN OFFICE

23' 2" x 19' 10" (7.07m x 6.05m)
Plus 26' 0" x 24' 7" (7.92m x 7.5m)

STORE

17' 11" x 15' 11" (5.45m x 4.85m)

STAFF WC'S

TENURE

The property is available to let under a new Full Repairing and Insuring lease - exact lease terms and lease length to be agreed by negotiation.

SALE OF THE FREEHOLD

Our client would give consideration to a sale of the property. Interested parties are advised to contact the Agents.

BUSINESS RATES

The property has a Rateable Value of £12,000.

Please note this is not Rates Payable. Qualifying Businesses may be eligible for 100% Small Business Rate Relief.

LEGAL COSTS

Each party are to bear their own legal costs in any transaction.

EPC RATING C

VIEWING

Viewing is strictly by prior appointment with the Sole 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.lettingbusinesspremises.co.uk

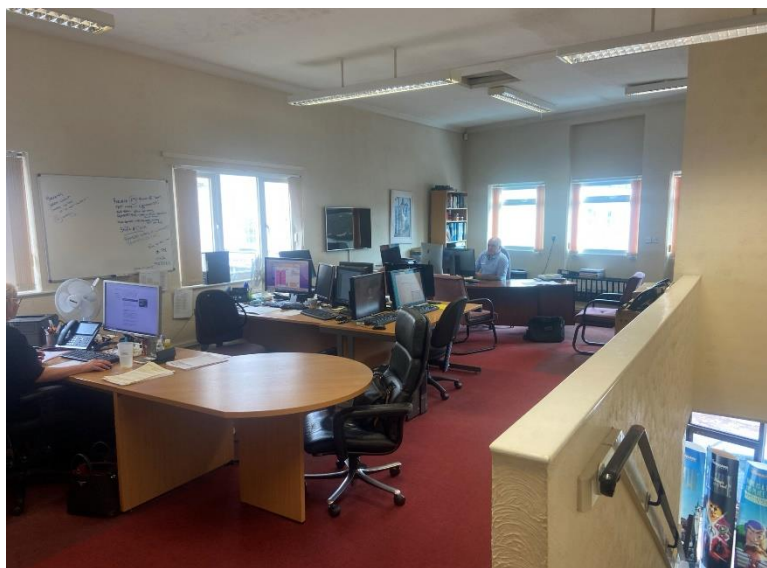
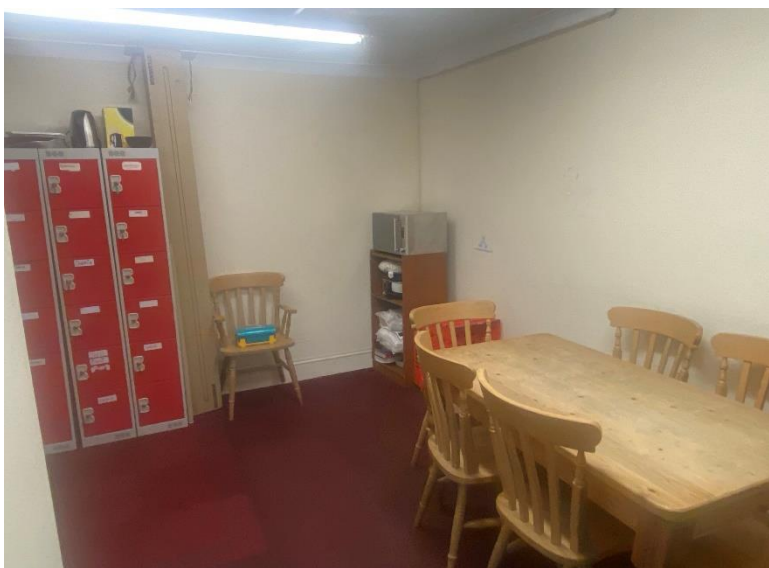
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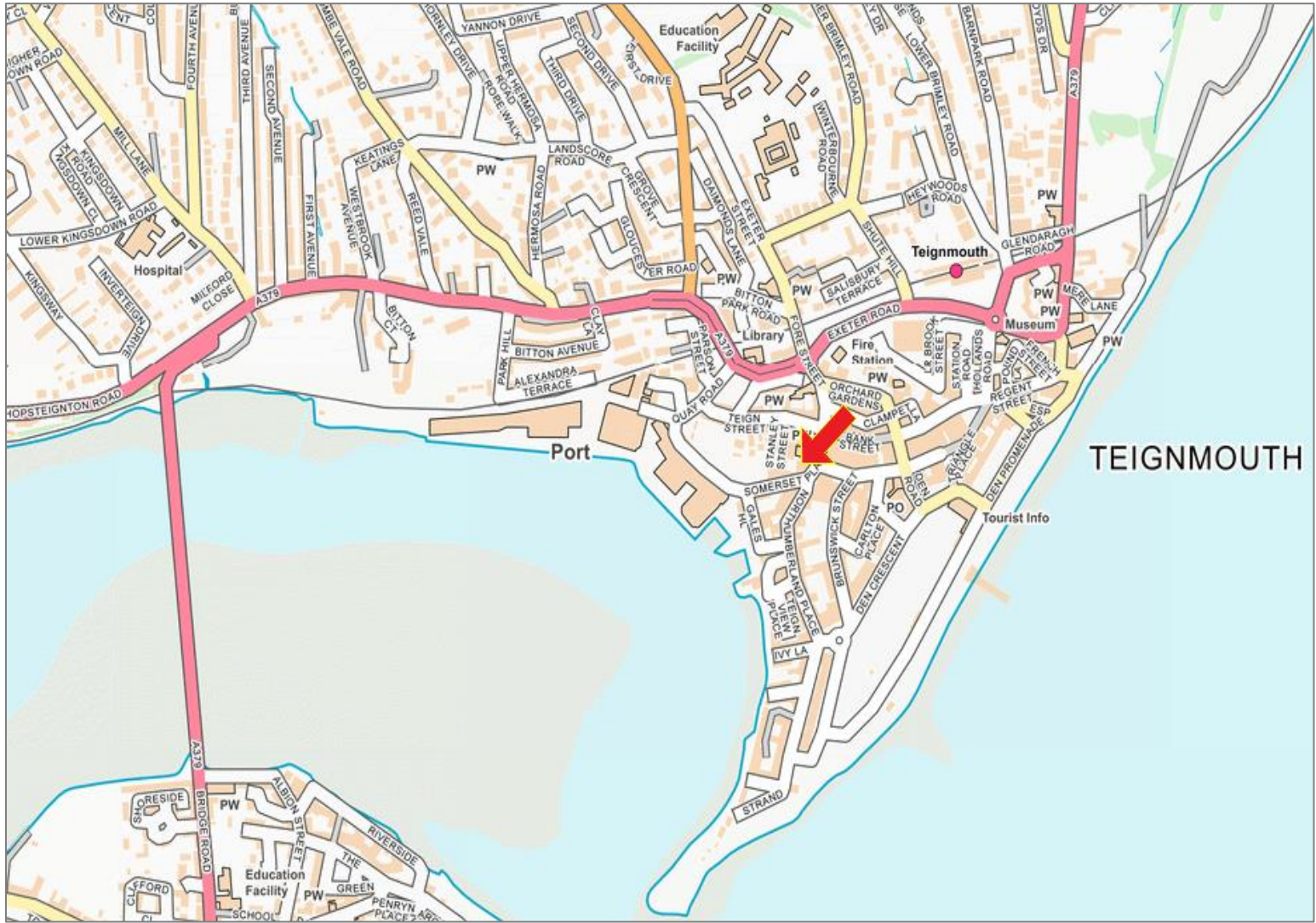
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www.bettesworths.co.uk
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Torquay
Devon
TQ1 1BB



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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