

7 Somerset Place

Ref No: 3234

Teignmouth, Devon, TQ14 8EW



Well Positioned Retail Unit To Let

Retail Area Approximately 61m² (656 sq ft)

Well Located in Teignmouth Town Centre

Large Ancillary Storage Space

New Lease - Terms to be Agreed

Annual Rental of £12,000

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



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DESCRIPTION

Situated in the heart of Teignmouth the unit is on a 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.

With its open retail frontage the premises would suit a wide variety of users. Early viewing is highly recommended.

The accommodation briefly comprises:-

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)

TERMS

The property is available by way of a new Fully Repairing and Insuring Lease, exact terms and length to be agreed by negotiation.

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

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

NOTE:

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

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



www.bettesworths.co.uk

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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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