

Aaron Fox

TO LET

PROMINENT RETAIL PREMISES IN BUSY TOWN CENTRE LOCATION

Approximately 42 sq.m (452 sq.ft)

**RIVIERA, DEN ROAD
TEIGNMOUTH
DEVON**



An opportunity to occupy on a new flexible lease these town centre retail premises in this landmark building on the main route through the town linking with the popular and busy sea front area.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

Teignmouth is a popular and historic seaside resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months.

The Riviera is a most impressive Grade 11 listed landmark building occupying a commanding and prominent position on Den Crescent in the town centre and with wonderful views over the green and to the sea beyond. The building has undergone an extensive programme of refurbishment and renovation over the last 3 years, and now offers a number well located retail and restaurant units with a good mix of local and regional tenants.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-



Retail Premises

6.78m x 4.32m plus 4.18m 3.73m
(22'3" x 14'2" plus 13'9" x 12'3")

Irregular shape with central glazed door and 2 large glazed display windows with good visibility on this busy arterial route through the town. Boarded walls. Strip lighting and power points as fitted. Built in counter with glazed front. Carpeted. Rear stock area with door to

Toilet

Low level WC suite with wash hand basin with electric water heater over.

LEASE

A new 6 year effective full repairing and insuring lease is available with a rent reviews and tenant only break clause at the end of the third year.

RENT

£ 9,950 per annum exclusive. VAT is payable on the rent.

RATES

Rateable Value: - £7,600
Rates Payable: - £3,693.60 pa (2009 – 2010)

SERVICES

Mains water, drainage and electricity available to the premises.

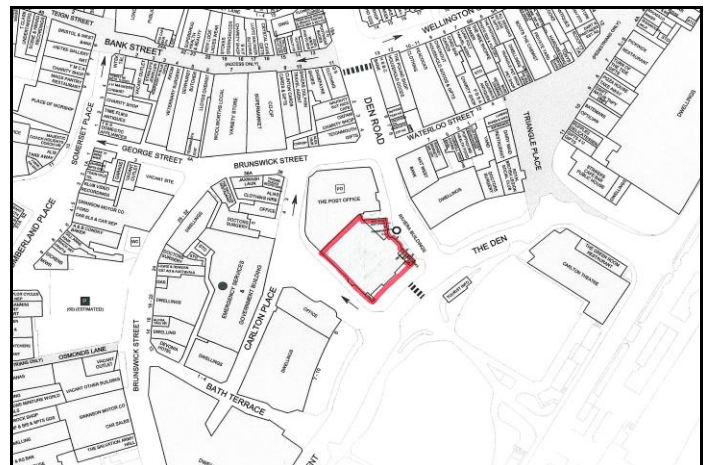
VIEWING

Strictly by prior appointment only with the landlords sole agent, for the attention of Tony Noon (07831 273148) Ref (0449)

Aaron Fox

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