



Willow Street, Teignmouth, Devon, TQ14 8EY

B1 Office/Workshop/Warehouse Premises Gross Internal Area: 198.83m² (2140sq. ft.)

Rent: £8,500 p.a. *Under £4 per sq. ft.*

WAYCOTT'S 
Established 1878

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Situation & Description

This sizable office/workshop/storage suite is ideally located close to the docks and main road network of Teignmouth with good road connections to Newton abbot & Exeter and beyond.

The premises are suitable for a wide variety of uses subject to necessary consents.

Accommodation

Internal width 7.79m widening to 9.15m at rear

Internal depth 22.35m

Gross Internal Area 198.83m² (2140 sq. ft.)

Overall height approx. 2.4m

Accessed via shared pedestrian entrance door with upper floor tenants, private entrance door off and low set heavy double entrance goods doors to front elevation.

Reception	4.64m x 2.96m
Store room 1	4.18m x 2.75m
Store Room 2	3.42m x 1.98m
Store room 3	3.42m x 1.98m
Office 1	4.60m x 3.48m
Office 2	4.97m x 2.68m
Inner hallway area	4.71m x 3.55m

Kitchenette 2.94m x 2.61m Base units and sink and cooker point.
WC with wash hand basin.

Warehouse/ Store room 8.72m x 9.12m

Sizable room with fire escape access door to side, with metal stairs down to ground floor.

Lease - New lease, length negotiable.

EPC- TBC as the premises are Grade II listed.

Services

We have not carried out any tests on the services and are therefore unable to comment on their condition or adequacy.

Rates - TBC

VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

Legal Costs

Each Party to be responsible for their own legal costs incurred.

Viewing

Viewing by appointment only please WAYCOTTS COMMERCIAL 01803 403060

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.

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