



Lock Up Ground Floor Light Industrial/Workshop Unit 88.39m² (950ft²)

Unit 1, The Old Quay House, Old Quay Street Teignmouth, Devon, TQ14 8ES

Rent: £7,800 p.a. (£150 p.w.)

WAYCOTT'S
Established 1878

Unit 1, The Old Quay House, Old Quay St, Teignmouth, Devon, TQ14 8ES

Light Industrial Unit Gross Internal Area 88.39m² (950ft²)

Description & Situation

Situated Adjacent to the Harbour and Slipway, this Light Industrial Unit has a Ground Floor Workshop with Vehicle access through the Main Entrance Doors and an enclosed Office and WC facilities. Currently a Metal Works but suitable for other use subject to consent.

Accommodation

Workshop Internal:

Width - 8.30m (27 ft 2 in)

Depth - 10.65m (34 ft 11 in)

Minimum Headroom - 2.45m (8 ft)

Wooden Double Entrance Door - approx. 2.4m x 2.4m

Small Enclosed Office Space

WC facilities

N.B. Whilst there is no car parking on site, there is a large pay and display car park nearby.

Lease

New lease to be created, length negotiable preferably 6 years subject to 3 yearly rent reviews on effective FRI terms.

Rent

£7,800 p.a. (£150 p.w.)

Services

Three Phase Electricity, Water and Drainage

Rates

Rateable Value - £5300

N.B. Small Business rate relief available for qualifying Tenants.

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. This building has not been elected for VAT.

Viewing

Strictly viewing by appointment with the sole agent Waycotts Commercial on 01803 403060



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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.