



17 Station Road, Teignmouth, Devon, TQ14 8PE

# To let

Viewing by prior appointment  
with Jonathan Ling:

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Self-contained retail unit with separately-accessed maisonette

Available immediately

100% Business Rates Relief on shop for qualifying tenants

Rear parking / loading

To let: £14,000 per annum

## Location

Teignmouth is a small seaside town situated on the south coast of Devon and provides a popular tourist destination, particularly in the summer months. It has a current population of approximately 15,000 and provides a reasonable range of amenities and employment opportunities with most national retailers represented in the town centre.

Station Road is a popular route for pedestrians from the railway station and car parks (including Lidl supermarket) into the town centre retail zone.

## Description

Comprises a lock-up ground floor shop and entirely separate 3-bedroom maisonette on 1st and 2nd floors.

The shop has plate glass frontage with glazed door, above which is a large fascia for tenant's signage. Internally it has a WC but is otherwise structurally open-plan.

The maisonette is accessed via stairs from the rear parking/loading area. It comprises three bedrooms, a kitchen, a bathroom and a living room.

Externally, the property has loading access to the rear as well as informal parking rights.

## Accommodation

Description	Sq.ft	Sq.m
Shop	450	41.84
Maisonette	792	73.62
<b>Total:</b>	<b>1,242</b>	<b>115.38</b>

## Lease Terms

This property is available by way of a contributory full repairing and insuring lease for an initial rent of **£14,000 per annum**.

## Deposit and References

A deposit and references are required subject to tenant status.

## Energy Performance Certificate (EPC)

An EPC is awaited.

## Business Rates and Council Tax

The shop has a rateable value of £6,300 and the rates payable in the year 2026/27 (before any reliefs) are £2,406.60.

100% Business Rates Relief is available for qualifying tenants. Interested parties are advised to contact the local authority to understand their eligibility.

The maisonette is assessed for Council Tax in band A.

## VAT

VAT is not chargeable.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

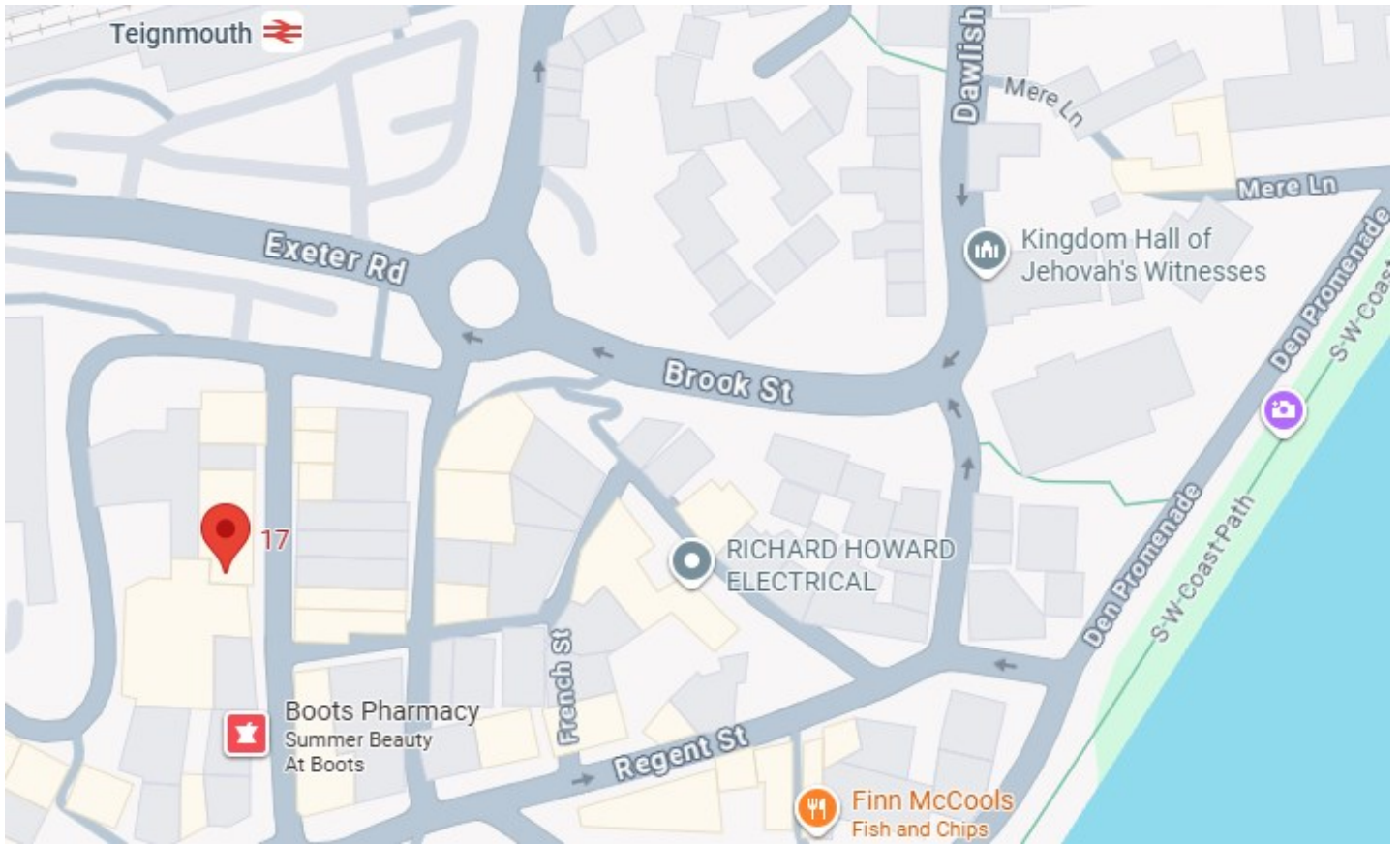
Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling

Tel: (01392) 202203

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### Exeter Office

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