

TO LET

**Former Public Shelter (Goldfish Bowl)
The Den
Teignmouth
Devon**



64 sq.m (688 sq.ft) (net internal)

- **Fantastic opportunity to transform a prominent sea front premises**
- **Popular beach front location directly opposite Teignmouth Pier and close to the Pavilions theatre**
- **Potential for a variety of uses subject to planning & landlord's consent**



Location

The premises is located in a superb location with sea views and overlooking the Den and Teignmouth Promenade.

Teignmouth is a stunning coastal town with historic Georgian buildings, and the premises itself is within close proximity of visitor attractions including a sandy beach, Victorian Pier, Lido and Pavilions Theatre.

The immediate road networks link northward to the main A381 carriageway towards Newton Abbot and Dawlish, providing good access to Exeter and Plymouth. Located on the South West train line, Teignmouth is a straight forward journey to and from London, along with other regional and national destinations.

Description

The premises is a single storey structure located above the Den Bowling Club and accessed from the seafront via steps at the south-eastern end of the building. The built structure could be augmented with the additional patio areas included within the proposed lease demise.

The building has the following approximate internal dimensions:-
13.61 m x 4.69 m (44' 8" x 15'7")

Lease Terms

The Council has an open mind to lease terms, including length of lease, rent and use of the premises.

Interested parties are invited to submit an Expression of Interest Form together with a completed Statement of Particulars Form to the council by midday on Friday 22nd June 2018.

These informal tenders should include a business plan outlining the proposed use, any relevant business experience, details of any proposed refurbishment or build works and a rental offer.

In assessing any offers received, consideration will be given to the financial offer and also the proposals for improving the site (such as active use, amenity value, links to the local community and attraction to visitors). Please note that the

Council is not duty bound to accept the highest or indeed any offer.

Services

Western Power Distribution (South West) Plc quoted an estimated charge of £2,383 inc. VAT for electricity connection works 27 September 2017.

South West Water provided a quote for a new water connection to the premises of £973 inc. VAT as at 17 November 2017. This quote excludes drainage.

Rates

The building is not currently assessed and will be valued by the Valuation Office once the new use is established.

The Tenant will be responsible for the payment of any business rates.

VAT

All outgoings are exclusive of VAT which is chargeable.

Parking

There is no dedicated parking with the premises.

Insurance

The Council maintains a building insurance policy for the premises, and the tenant will be responsible for reimbursing the Council the insurance premium by way of additional rent. The tenant shall also maintain a Public Liability Indemnity insurance policy to the value of not less than £5,000,000 for any one claim. The Council reserves the right to vary this figure from time to time as and when deemed necessary.

Planning

Interested parties will need to make their own enquiries with the Planning Department at Teignbridge District Council regarding change of use.

Energy Performance Certificate

This building is exempt from the Regulations.

Location Plan



Legal Costs

Ingoing tenant to make a contribution of £250 plus VAT towards the Landlord's legal and administration costs.

Viewing and Further Information

Viewing is recommended and available by prior appointment with the Estates Department Tel: 01626 215469

Data Protection Act 1998 – Teignbridge Council will use any data provided within this tender document for the purpose of deciding which bid to accept in order to grant this lease. It will only be disclosed to the client, in this case the Business Manager for Economy & Assets, or as required by law. All processing of this data will be done in accordance with the UK Data Protection Act 1998. & any subsequent legislation in force at the time

For information regarding your personal data ONLY please contact dataprotection@teignbridge.gov.uk. If you need this information in a different language or format phone 01626 361101 or email info@teignbridge.gov.uk

Note: Teignbridge District Council as lessors give notice that:-

1. These particulars do not constitute any part of an offer as a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts.
4. Any intending lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.