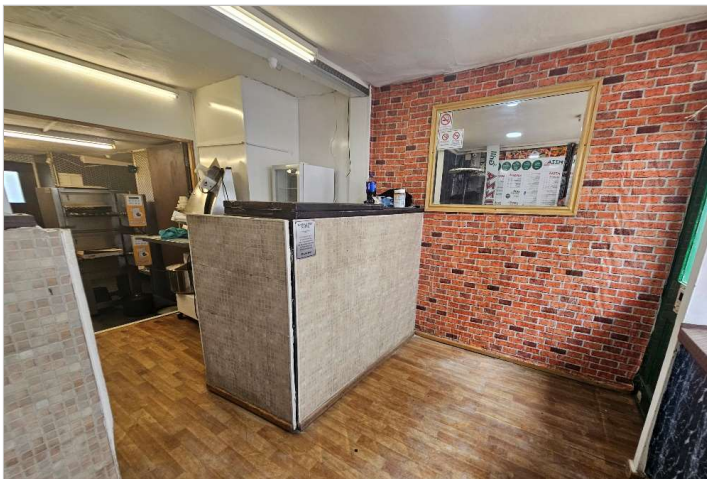




TOWN CENTRE TAKEAWAY/CAFE/RETAIL PREMISES WITH A 1 BEDROOM FLAT OVER 7 TEIGN STREET, TEIGNMOUTH, DEVON, TQ14 8EA

FREEHOLD GUIDE PRICE: £125,000

REF: 2182

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

A well located freehold 2 storey property with a predominantly pitched slate roof, in a busy pedestrianised street, within the centre of the popular coastal town of Teignmouth, in a mixed commercial and residential area. The premises have recently traded as a takeaway/cafe on the ground floor, but prior to this it was a retail shop. And it would suit a variety of alternative uses, subject to the usual consents. The property also benefits from a 1-bedroom flat on the first floor and a small courtyard and store area to the rear. It briefly comprises on the ground floor a Customer Served and Waiting Area; Catering Kitchen/Preparation Area; Small Rear Courtyard with a Storeroom and an outside WC. On the first floor and accessed by a staircase rising from behind the customer served is the flat which comprises a Landing Area; Sitting Room; Double Bedroom; Kitchen and a Bathroom. The property is in need of some modernisation and renovation.

SITUATION

Teignmouth is a popular and historic seaside resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is both a popular holiday resort with many hotels and guest houses and is also a thriving town in which to live and work. The town 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 services to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months.

INTERNAL DETAILS

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

Ground Floor

Approached from Teign Street with a part glazed frontage with part glazed recessed entrance door leading into **Customer Served Area 4.12m x 3.11m (13'5" x 10'2") max** the main takeaway and customer ordering/waiting area with customer served counter with serve over counter and a door to first floor staircase. Open plan with step down into **Catering Kitchen/Preparation Area 3.74m x 3.41m (12'2" x 11'2") max** with fully clad walls and non-slip flooring and a door to the rear.

First Floor

Landing Area.

Double Bedroom 3.29m x 2.9m (10'8" x 9'5") with aspect to the front and hatch to roof space.

Sitting Room 3.78m x 2.78m (12'4" x 9'1) max with rear aspect, built in cupboards and hatch to roof space.

Kitchen 2.27m x 1.95m (7'4" x 6'4") max an irregular shaped room with wall mounted gas boiler

Bathroom an irregular shaped room.

EXTERNALLY

To the rear of the property is a **Small Enclosed Private Courtyard** with a **Covered Storeroom** and a **WC**.

BUSINESS RATES & COUNCIL TAX

We are advised that the business rates payable are currently nil after 100% business rates relief, please contact Teignbridge District Council for further details. The council tax band for the flat is band A.

SERVICES

We understand that all mains services are currently connected. **Please note the services have not been tested by the agents.**

TENURE

Guide Price £125,000 for the freehold of this well-located takeaway/cafe/restaurant/retail premises ideally suited to an owner occupier or an investor wishing to let the premises. The trade inventory is excluded from the sale.

EPC

Requested and to be confirmed.

VIEWINGS

Strictly by appointment with the vendors sole selling agents. Tel: 01392 201262. Email info@stonesmith.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.

