



- MIXED COMMERCIAL/RESIDENTIAL PROPERTY
- IN PEDESTRIANISED TOWN CENTRE LOCATION
- APPROXIMATELY 2800 SQUARE FEET/260M2
- IN PRIME TRADING AREA AMONGST THRIVING INDEPENDENT BUSINESSES
- CAFÉ/RESTAURANT/RETAIL UNIT OF 850 SQUARE FEET/80M2
- FURTHER THREE-STOREY, FOUR-BEDROOM, RESIDENTIAL ACCOMMODATION (OVER 1900 SQUARE FEET/180M2)
- EXCELLENT INVESTMENT OPPORTUNITY

The Triangle, Teignmouth, TQ14 8AU

Guide Price £460,000

An opportunity to acquire a mixed commercial/residential premises of approximately 2,800 square feet (260m2) in an enviable town centre location close to Teignmouth seafront, railway station, and all amenities.



Property Description

DESCRIPTION

An opportunity to acquire a mixed commercial/residential premises of approximately 2,800 square feet (260m²) in an enviable town centre location close to Teignmouth seafront, railway station, and all amenities.

Comprising a spacious retail unit which was recently trading as a café/restaurant, and a four-bedroom maisonette over the first, second, and third floors. The accommodation is arranged as follows:

Ground Floor

Situated in "The Triangle" which is a popular pedestrianised trading and entertainment area in the heart of Teignmouth town centre, the trading area was most recently used as a café/restaurant although some reconfiguration might be required as the commercial kitchen was situated in an adjacent premises.

The Triangle boasts an array of independent shops and cafes, and outside tables are permissible in front of the premises in the pedestrianised area. The main internal space comprises a trading area of around 530 square feet (50m²) which is fitted out with bar and till area. There is a storeroom/kitchen, gents and ladies toilets, and rear access.

Maisonette

The residential accommodation currently comprises five bedrooms, two large reception rooms with pleasant aspects across the town, a bathroom, and separate WC. The maisonette part of the building is in need of





general modernisation and refurbishment throughout. It could, subject to the usual permissions, consents, and regulations, be reconfigured to create up to three self-contained apartments.

Rates & Council Tax:

Ground Floor - Rateable Value £11,750 (April 2023). This is the rateable value for the property. It is not what you pay in business rates or rent. Please contact Teignbridge District Council to discuss what you will pay.
Residential Accommodation – Council Tax Band C



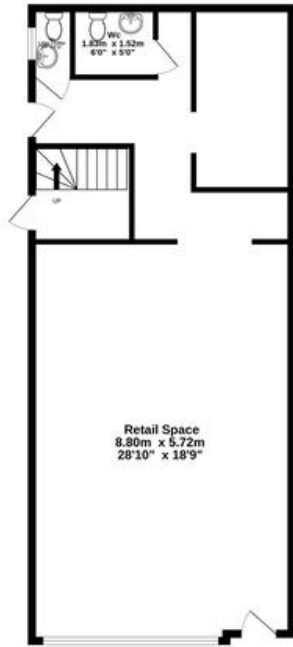
Energy Performance Certificate (EPC):

Top Floor Maisonette: G
Café/Restaurant: D

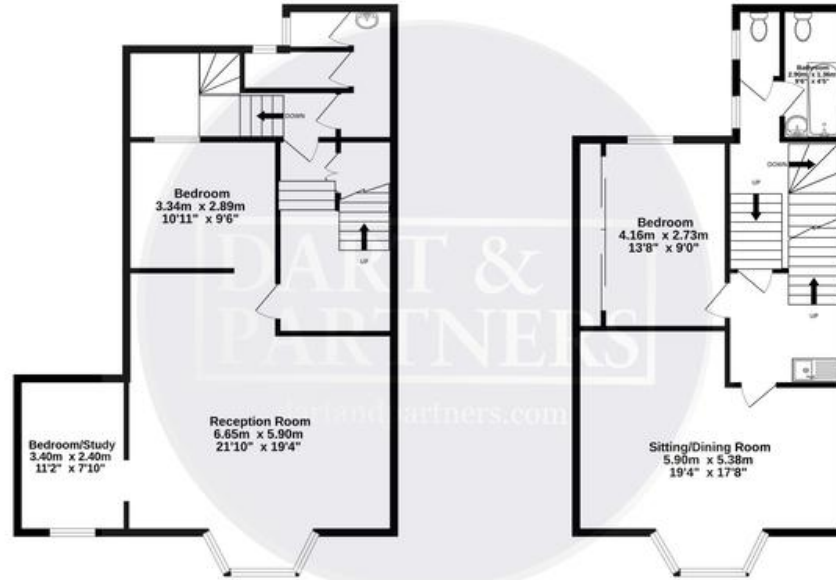
Agents Note: A small proportion of the first-floor falls within a Grade II property listing that is predominantly for the next door property. Number 5 does sit within a Conservation Area.



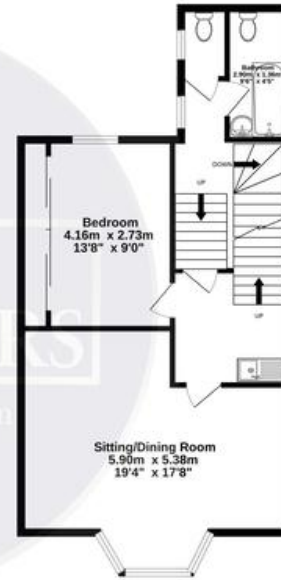
Ground Floor
79.3 sq.m. (856 sq.ft.) approx.



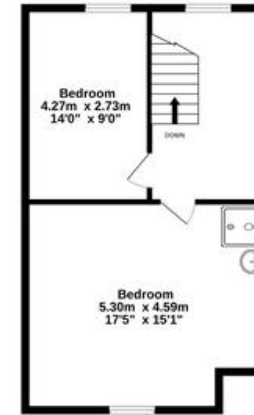
1st Floor
74.8 sq.m. (806 sq.ft.) approx.



2nd Floor
59.7 sq.m. (643 sq.ft.) approx.



3rd Floor
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA : 260.1 sq.m. (2800 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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