



# Elegant Restaurant Premises

3 Teign Street, Teignmouth, Devon, TQ14 8EA



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**Stunning Ground Floor Lock Up Restaurant, Turnkey Operation  
Of Interest to Investors Looking to Create a Leasehold Rental Income  
Elegant & Informal Fine Dining Restaurant Beautifully Furbished Throughout  
Fully Equipped Commercial Kitchen and Ancillary Spaces  
Perfect Husband & Wife/Couple Operation**

## LOCATION

The Restaurant is located in the picturesque Teign Street, just by the junction of Fore Street and Bank Street in the heart of Teignmouth. Its central location is ideal for access to both the 'Back Beach' area of Teignmouth and the Seafront and Den.

Teignmouth lies along a stretch of red sandstone coast to the north of the unspoilt estuary of the river Teign in South Devon. The town is both a popular holiday resort with many hotels and guest houses and also a thriving town in which to live and work. Situated 7 miles north of Torquay and 3 miles south of Dawlish, it is a town of two different characters. Along the seaward edge is "the Den", a large open space with lawns and flower beds running the full length of the town- between the beach and promenade and an elegant crescent of Georgian buildings. The estuary side of the town has a very different atmosphere. Boats rest peacefully in the busy harbour and small passenger ferries take people across the estuary mouth to the quaint, picturesque village of Shaldon, just across the water. The City of Exeter is approximately 15 miles north of Teignmouth with excellent transport links including an international airport and the M5 motorway.

## DESCRIPTION

The ground floor premises forms part of a Grade II Listed, three storey building, with elegant proportions and feature bay windows with white washed elevations fronting the paved Teign Street. The property benefits from a trade 'courtyard' to the rear with a sunny aspect, with potential for outside seating to the front.

Internally, the property is beautifully presented, the restaurant space being light and airy with quality finishes and furnishing, together with a focal bar servery. The kitchen is commercial equipped, has ancillary storage and wash up areas. Both Ladies and Gents toilets are presented to a high standard.

The premises may also be of interest to investors looking to create a rental income by leasing the premises to a suitable tenant.

Ref No: 4582

£150,000 Freehold

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The premises comprises:-

## **MAIN ENTRANCE DOOR**

Leading to:-

## **MAIN RESTAURANT**

Beautifully presented trading area leading through archway to the rear with focal bar servery. The room is white washed throughout creating a light and airy atmosphere with focal fireplace and surround with mirror over. LVT flooring with wooden tables and upholstered dining chairs. Feature glazed bay window to the front and coving to ceilings with recessed down lighters. **CORNER BAR SERVERY** with granite top and back bar mirrored shelving, coffee espresso machine, glass washer, 2 bottle fridges, coffee grinder, wall mounted suspending lighting over the bar and non-slip flooring. Through to:-

## **COMMERICAL KITCHEN**

With tiled walls and non-slip flooring. A fully equipped and functional commercial kitchen with stainless steel shelving, various under counter refrigeration units and an extensive range of quality catering equipment fit for purpose. Full commercial extraction.

## **POT WASH AREA**

With deep sink and drainer, commercial dish washer, PVC hygienic clad walls, metal racking and non-slip flooring. Boiler cupboard.

## **SECONDARY RESTAURANT**

Continuing in the same style as the main dining area with door to Teign Street and double doors at the far end to outside courtyard.

## **WALK IN CUPBOARD**

Housing 2 fridges.

## **CLOAKROOMS**

## **LADIES**

Tiled floor and walls, WC and wash hand basin with Italian light fittings.

## **MENS**

Tiled floor and walls, WC and wash hand basin with Italian light fittings and disabled facilities.

## **OUTSIDE COURTYARD**

With sloping ramp to two paved seating areas with a sunny and sheltered aspect. Cast iron garden furniture. Large shed to far end.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

2023 List: £7,100. Please note this is not Rates Payable. 100% Rates Relief will be available for eligible parties. Interested parties are advised to contact the Local Billing Authority.

### **SERVICES**

We have been advised that all services are connected to the property. The property benefits from a fire alarm (integral to the whole building) and is centrally heated from a gas fire boiler.

### **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners' personal effects.

### **TENURE**

Freehold. The premises includes 2 residential apartments, 1 with a lease of circa 999 years, 1 with a new 999 lease to be granted on completion of the freehold. The lessee has repairing and insuring obligations of 1/3 of the total costs.

### **NOTE**

The owners require the restaurant name to be changed on completion of contracts.

### **EPC RATING C**

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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