

# 18-20 Station Road

Teignmouth, Devon, TQ14 8PE





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**Large Town Centre Commercial/Development Opportunity**  
**Overall Internal Area Approx 370m<sup>2</sup> (3,980 sq ft)**  
**Superb Ground Floor Retail/Office Unit with Return Frontage to Hollands Road (Could Split)**  
**Large, Mainly Open First and Second Floors - Potential for Conversion to Residential**  
**Suitable for Owner Occupation, Development and Investment - An Opportunity Not to be Missed!**

## LOCATION

The property is situated with primary frontage to Station Road in central Teignmouth. Station Road connects the town centre at The Triangle/Regent Street/Wellington Street with the Exeter Road and Teignmouth Station.

This is a busy thoroughfare, popular with independent retailers and professional service providers, as well as housing Teignmouth's largest pub - The Jolie Brise (JD Wetherspoons).

The property runs full depth from Station Road through to Hollands Road at the rear, with a second frontage to the retail unit.

This central location is ideal for the commercial use and would also be well suited for possible residential conversion of some or all of the upper parts.

Teignmouth is a seaside town on the South Devon Coast, approximately 12 miles from the city of Exeter. The town is known for its picturesque seafront with sandy beach and traditional pier.

The town is located on the sunning Teign Estuary and also has a reputation for its excellent variety of shops, restaurants, cafes and pubs. Teignmouth is well served with schools and colleges and is a popular home for many professional businesses.

The town has a mainline railway station with direct links to London, Bristol and the North, making it very convenient and enviable place from which to live and trade.

## DESCRIPTION

18-20 Station Road comprises a large ground floor retail premises with a second frontage to Hollands Road. The ground floor could potentially be split to create two shops.

The upper parts are loosely arranged as further retail space/open storage with the second floor space has been used in recent years as living accommodation.

**Internal viewing is recommended to understand the scale of the accommodation on offer and various potential uses.**

Ref No: 4113

**£315,000 Freehold**

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The accommodation briefly comprises:-

## **GROUND FLOOR RETAIL AREA & STORES**

Approximately 165m<sup>2</sup> (1,775 sqft)

## **FIRST FLOOR**

Approximately 125m<sup>2</sup> (1,345 sq ft)

## **SECOND FLOOR**

80m<sup>2</sup> (860 sq ft)

## **TENURE**

The property is to be sold freehold, with Vacant Possession.

## **BUSINESS RATES**

The entire property has a Rateable Value of:

2023 List: £20,750.

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Agents or Local Billing Authority, Teignbridge District Council for further information as to likely Rates Payable.

## **VAT**

VAT status to be confirmed.

## **EPC RATING F**

## **VIEWING**

Viewing is by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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TOTAL FLOOR AREA : 409.2 sq.m. (4404 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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