

# Valuable Freehold Premises

Ref No: 3400

Little Triangle, Teignmouth, Devon, TQ14 8AX



## Freehold Premises with Vacant Possession

Previously Trading as a Restaurant

Premises Requires Complete Fit Out

Ground Floor & First Floor Trade Areas

Of Interest to Investors and Owner Operators

£195,000 Freehold

Interested in this property?  
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# Valuable Freehold Premises

Little Triangle, Teignmouth, Devon, TQ14 8AX

## LOCATION

Teignmouth, situated on the South Devon coast with its classic crescent of Georgian buildings is a real hidden gem. Both an historic port and classic seaside resort, Teignmouth has all the traditional attractions of a coastal holiday destination including the promenade, Victorian pier with rides and amusements together with shops, cafes and restaurants. Teignmouth has a thriving local community which swells considerably during the summer months. The town is well connected via the Shaldon Bridge to Shaldon on the South side of the river and on to Torbay some 9 miles away. The market town of Newton Abbot is 6 miles to the West as is the A38 trunk road to Exeter. This in turn links to the M5 motorway which connects the South West to the rest of the country.

## DESCRIPTION

An impressive, highly visible, two story semi-detached building with balcony to first floor under a flat roof. Outside seating to front (subject to pavement licence) with electric blind over.

The property comprises:-

### DOUBLE FRENCH DOORS

Leading to:-

### MAIN TRADING AREA

With large glass frontage. Unfurnished with potential to seat 36.

### SECONDARY TRADING AREA

Dumb Waiter and further seating.

### BAR SERVERY

With food prep area.

### DISABLED CLOAKROOM

With WC, wash hand basin, baby change facility and wall mounted hand dryer. Non-slip flooring.

### FIRST FLOOR

We have been informed that in the past this area was used as residential accommodation.

### LADIES CLOAKROOM

WC, wash hand basin, with wall mounted hand dryer, non-slip flooring and PVC clad walls. Plumbing for washing machine.

### GENTS CLOAKROOM

WC, wash hand basin, with wall mounted hand dryer, non-slip flooring and PVC clad walls.

### STORAGE ROOM

With main window overlooking The Triangle.

### OFFICE AREA

With walk-in fridge.

### DRY STORAGE & REFRIGERATION ROOM

### MAIN TRADE KITCHEN

Fitted with dumb waiter. Full extraction system. Non-slip flooring and PVC clad walls.

### OUTSIDE

Seating for approximately 60 (subject to pavement licence). Electric sun blinds.

## GENERAL INFORMATION

### RATEABLE VALUE

Please be advised the premises will require re-assessment. For further information, we advise you to contact the Local Authority, Teignbridge District Council, Tel 01626 361101.

### TENURE

Freehold.

### SERVICES

We have been informed that all main services are connected to the premises.

### EPC RATING E

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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