

Teignmouth - 15 Bank Street TQ14 8AW & Hope Cottage TQ14 8DN
Freehold Takeaway & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



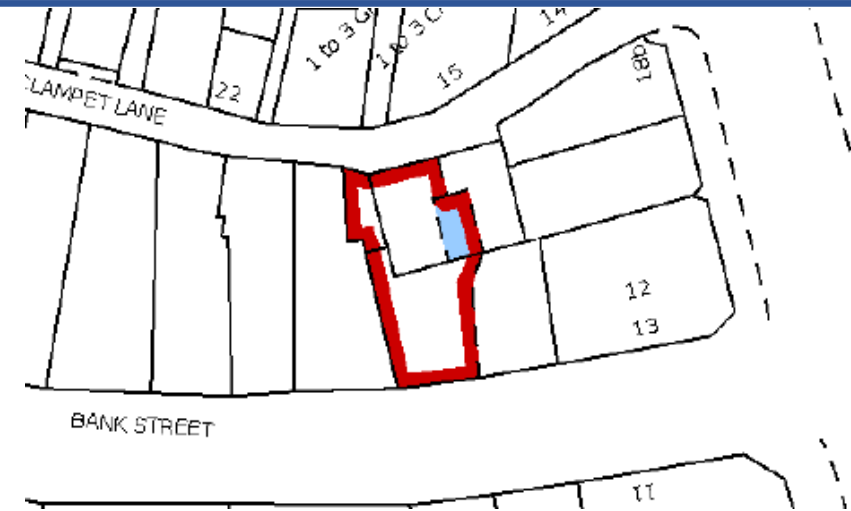
Teignmouth - 15 Bank Street TQ14 8AW & Hope Cottage, Clampet Lane TQ14 8DN

Freehold Takeaway & Residential Investment



Investment Consideration:

- Purchase Price: £320,000
- Gross Initial Yield: 6.83%
- Rental Income: £21,840 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor takeaway and a self-contained 1-bedroom cottage at rear Clampet Lane
- Teignmouth is a seaside town, fishing port and civil parish in the county of Devon
- The property is situated in the heart of the town centre within short walk from Teignmouth Train Station, with occupiers nearby including Costa Coffee, Poundland, Greggs and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 15 (Ground Floor)	Takeaway: 60 sq m (645 sq ft) Open plan retail, storage, ancillary, wc	Individual	5 Years from 12 April 2023	£13,500	Note 1: FRI Note 2: Lease renewal. Tenant in occupation since 2018
Hope Cottage (Ground, First & Second Floor)	Residential Cottage: 92 sq m (990 sq ft) 1 bedroom, kitchen/living room, bathroom	Individual	Periodic	£8,340	Note 1: APT Note 2: Deposit held of £801

Total				£21,840	
-------	--	--	--	---------	--

Teignmouth - 15 Bank Street TQ14 8AW & Hope Cottage, Clampet Lane TQ14 8DN

Freehold Takeaway & Residential Investment



Property Description:

Comprises mid-terrace ground floor shop t/a Takeaway and self-contained 1-bedroom cottage at rear (Clampet Lane), providing the following accommodation and dimensions:

Ground Floor Takeaway: 60 sq m (645 sq ft)

Open plan retail, storage, ancillary, wc

Ground/First/Second Floor Cottage: 92 sq m (990 sq ft)

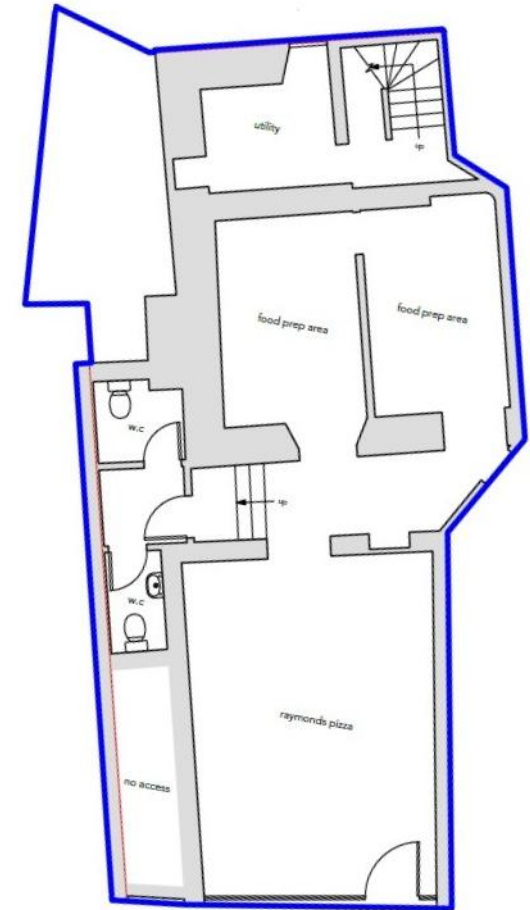
1 bedroom, kitchen/living room, bathroom

Total GIA: 152 sq m (1,635 sq ft)

Tenancy:

The shop is at present let to an Individual for a term of 5 years from 12th April 2023 at a current rent of £13,500 p.a. p.a. and the lease contains full repairing and insuring covenants. Lease renewal. Tenant in occupation since 2018

The cottage is at present let on APT to an Individual at a current rent of £8,340 p.a. Deposit held of £801.



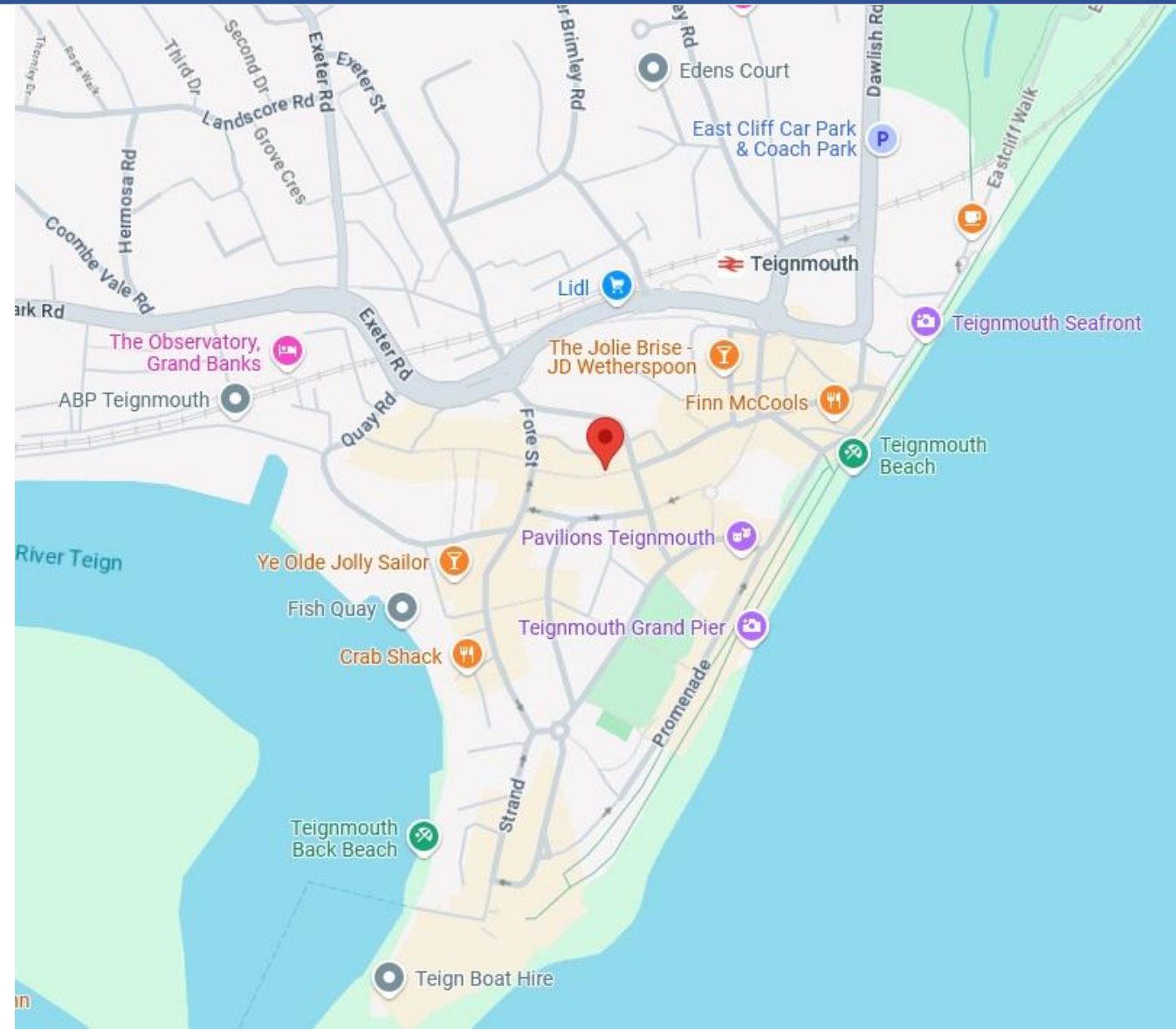
Ground Floor Takeaway

Teignmouth - 15 Bank Street TQ14 8AW & Hope Cottage, Clampet Lane TQ14 8DN Freehold Takeaway & Residential Investment



Location:

Teignmouth is a seaside town, fishing port and civil parish in the English county of Devon. It is on the north bank of the estuary mouth of the River Teign, about 12 miles south of Exeter. The property is situated in the heart of the town centre within short walk from Teignmouth Train Station, with occupiers nearby including Costa Coffee, Poundland, Co-Op Food, Greggs, Holland & Barrett and many more.



Teignmouth - 15 Bank Street TQ14 8AW & Hope Cottage, Clampet Lane TQ14 8DN

Freehold Takeaway & Residential Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.