

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



BLUE ALPINE

PROPERTY CONSULTANTS

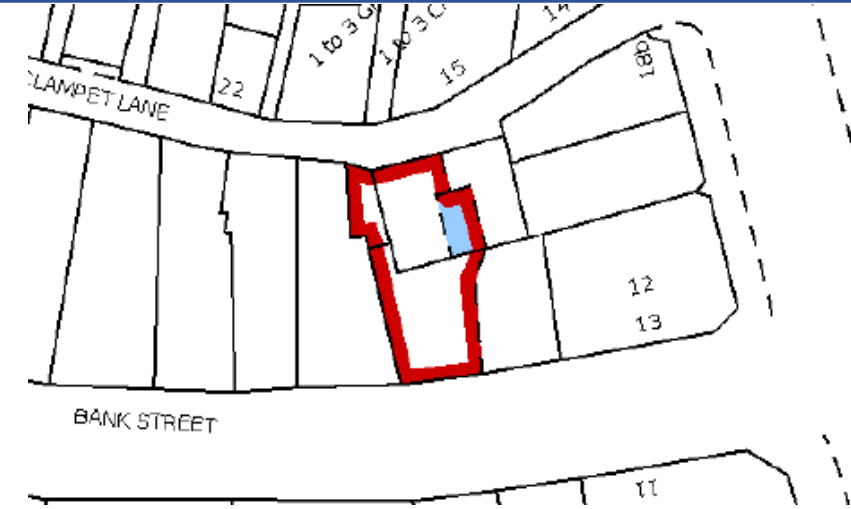


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## Investment Consideration:

- Purchase Price: £295,000
- Gross Initial Yield: 7.40%
- 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. 14 (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	6 Months from 18 July 2024	£8,340	Note 1: AST Note 2: Deposit held of £801
<b>Total</b>				<b>£21,840</b>	

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## 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)

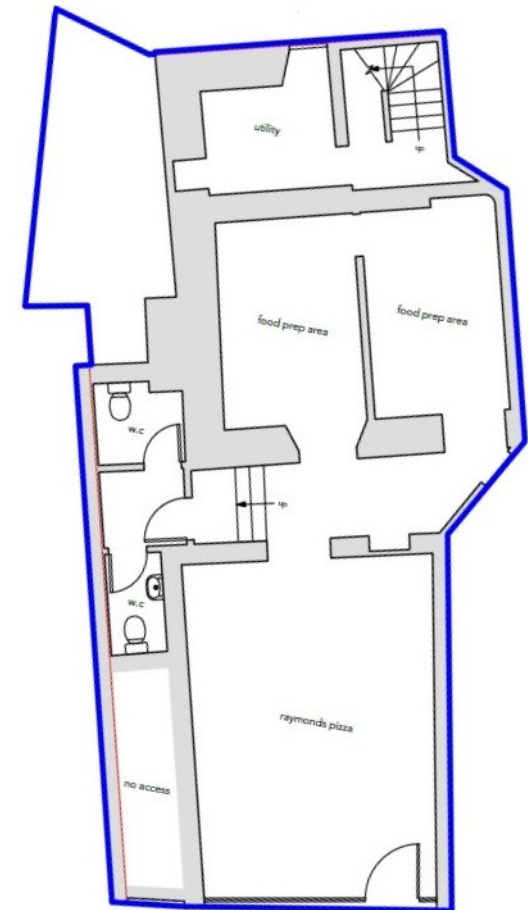
1 bedroom, kitchen/living room, bathroom

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 12<sup>th</sup> 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 AST to an Individual for a term of 6 months from 18<sup>th</sup> July 2024 at a current rent of £8,340 p.a. Deposit held of £801.



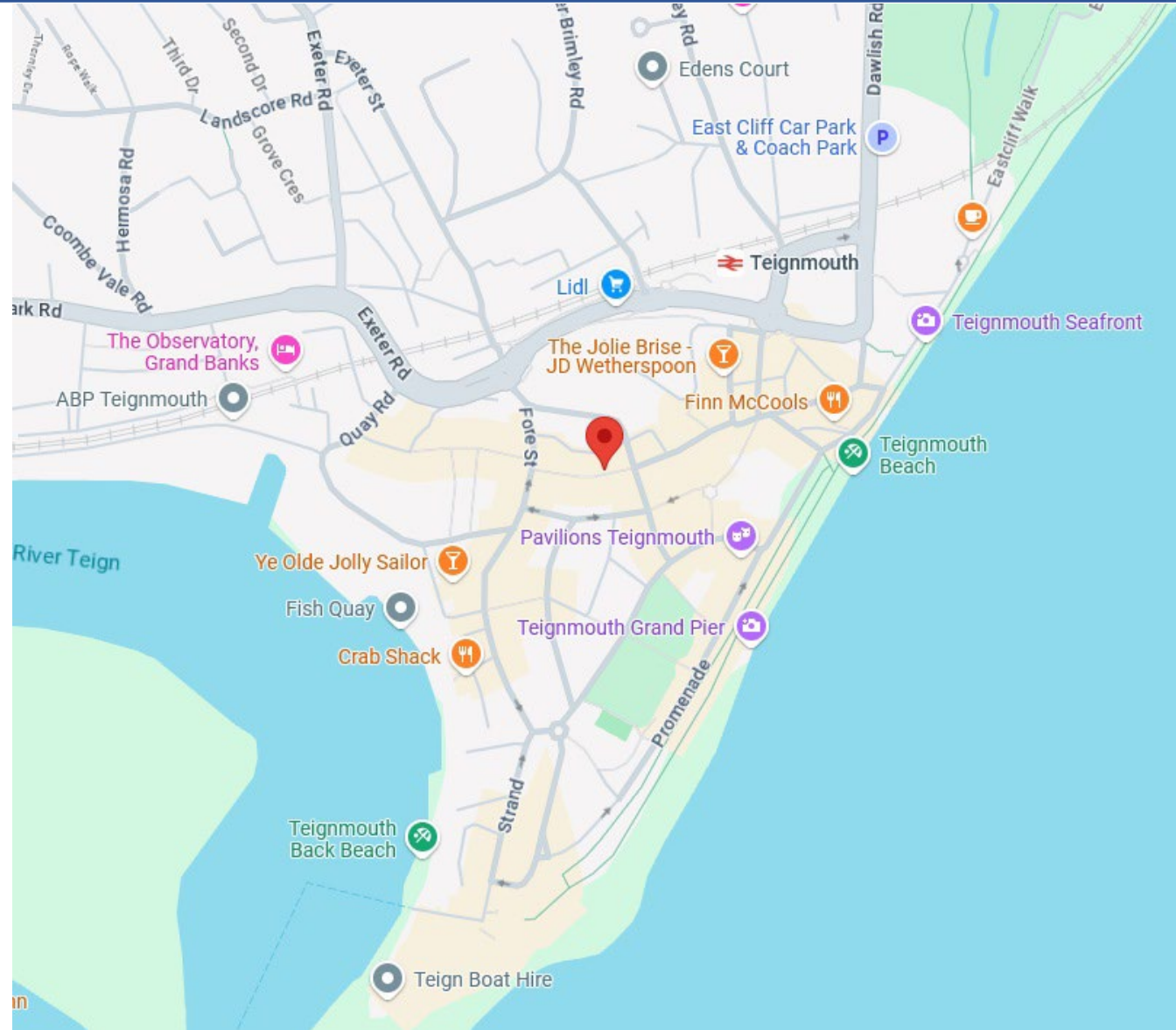
Ground Floor Takeaway

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## 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.



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## Contacts:

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



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# BLUE ALPINE

PROPERTY CONSULTANTS

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