

FOR SALE

TOWN CENTRE DEVELOPMENT OPPORTUNITY WITH GROUND FLOOR WORKSHOP AND LARGE STUDIO OVER

Industrial / Garage Unit of 169 sq.m (1,827 sq.ft) with Offices of 23.5 sq.m (254 sq.ft)
plus First Floor Studio of 152 sq.m (1,638 sq.ft) together with parking for up to 4 - 6 cars

GARAGE, CLAMPET LANE, TEIGNMOUTH, DEVON, TQ14 8DL



An unusual opportunity to acquire this town centre Garage / Workshop premises with Offices and parking for up to 6 cars on the forecourt, together with a large Studio area on the first floor. The premises have been long term tenanted but are now offered with vacant possession, and in need of refurbishment. They also offer the opportunity for a commercial or mixed use redevelopment of the site, subject to the usual planning and building regulations approval. Further details available on request.

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SITUATION AND DESCRIPTION

Teignmouth is a popular and historic seaside resort situated on the South Devon coast between the River Exe and River Teign estuaries. Teignmouth is located approximately 16 miles south of Exeter and 7 miles west of Newton Abbot. Road access is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at either junction 30 approximately 12 miles away, or via the A380 dual carriageway linking with the M5 at Exeter. The town enjoys a mainline railway station with regular service to London (Paddington). Teignmouth has a good resident population which is significantly increased in the summer months.

The premises have traded as a Garage for many years with the first floor studio having been a dance school and music practice area. The premises are in need of refurbishment, or could suit a redevelopment for either a continued commercial use of one or both floors, or possibly part residential use, with the benefit of up to 4 - 6 parking spaces in the town centre, subject to the usual planning consents. The premises are now offered with vacant possession.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR GARAGE

Accessed from Clampet lane via a forecourt area with car parking for 4 - 6 cars.

Garage **15.6m x 9.73m (51'2" x 31'2") max**

Former garage premises with electric roller shutter door and pedestrian door to the Office / Reception. Concrete floor. Power and lighting as fitted. Archways at the rear of the workshop space to vaulted storage areas.



Storage

3.83 x 2.64m (12'6" x 8'8") max

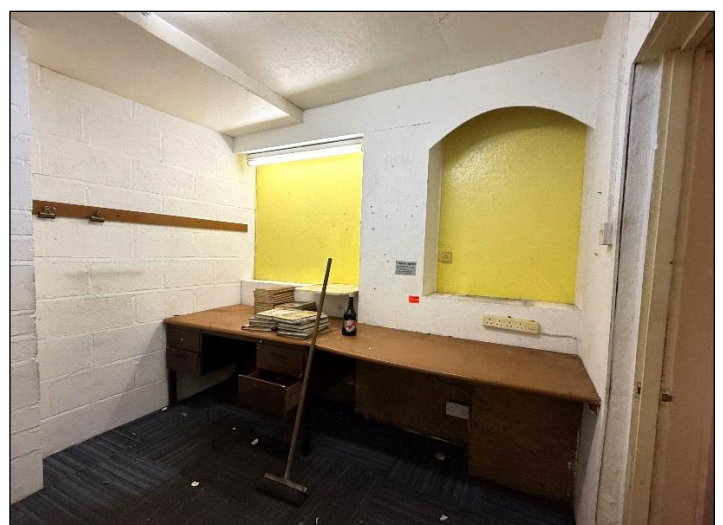
Concrete floor. Power and light as fitted.



Office

2.87m x 2.74m (9'5" x 8'11") max

Power and light as fitted. Benching to one wall. Door to



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Reception Area

4.20m x 3.74m (13'9" x 12'3") max

Part glazed door from Courtyard area. Counter to reception area and door to the Office. Benching to rear wall.



FIRST FLOOR STUDIO

Door from the courtyard with stairs up to

Studio / Workshop

12.71m x 9.74m (41'8" x 31'11") max

Open plan space with windows to the front and rear. Timber floor. Vaulted roof. Door to rear flat roof area. Power and light as fitted. Belfast sink with electric over sink water heater. Double doors at 1st floor level with electric hoist (un-tested)



Store No1

2.73m x 1.55m (8'11" x 5'1") max

Power and light. Skylight. Accessed off the main area. These partitions could be removed to open up this area into the main studio or into the second store room.

Store No2

6.22m x 3.88m (20'5" x 12'9") max

Racking to 3 walls. Power and light as fitted. Vaulted ceiling. Window to side.



EXTERNALLY

To the front of the property is a concreted forecourt area with parking for 4 – 6 cars.

External Toilet

WC suite.

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SERVICES

We have been advised that mains water, drainage and electricity are available to the premises. Interested parties are encouraged to make enquiries with all the relevant service providers to ensure the supplies are sufficient for their proposed use.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a copy will be available to download from the web site. The rating for the Ground Floor Offices is: and the Rating for the Studio is:

PLANNING

We understand the premises have been used as a garage on the ground floor with a studio / workshop on the first floor. Interested parties are required to make their own enquiries with Teignbridge District Council Planning Department (01626 361101) to ensure their proposed use will be acceptable. The vendors have confirmed that they are not seeking subject to planning offers.

BUSINESS RATES

Rateable Value - Garage: - £10,250 (2023 Valuation)
Rateable Value - 1st Floor Studio: - £ 5,500 (2023 valuation)

We understand that a rates reduction of up to 100% could be available on the premises under the Small Business Rate Relief scheme for qualifying businesses. To see if you or the premises qualify for a reduction, please contact the Business Rates department at Teignbridge District Council (01626 361101)

PRICE AND TENURE

Offers are sought in excess of £265,000 for the freehold of this conveniently located town centre property with Commercial and Residential development potential, subject to necessary consents.

VAT

We understand that VAT is not chargeable on the sale price.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

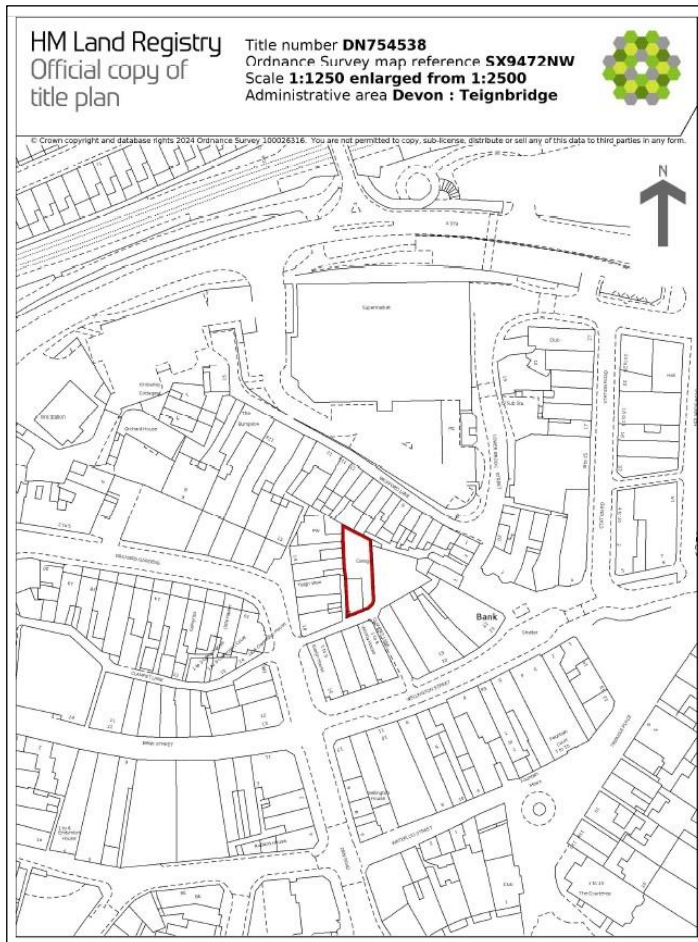
A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

LEGAL COSTS

Each party are to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0850)



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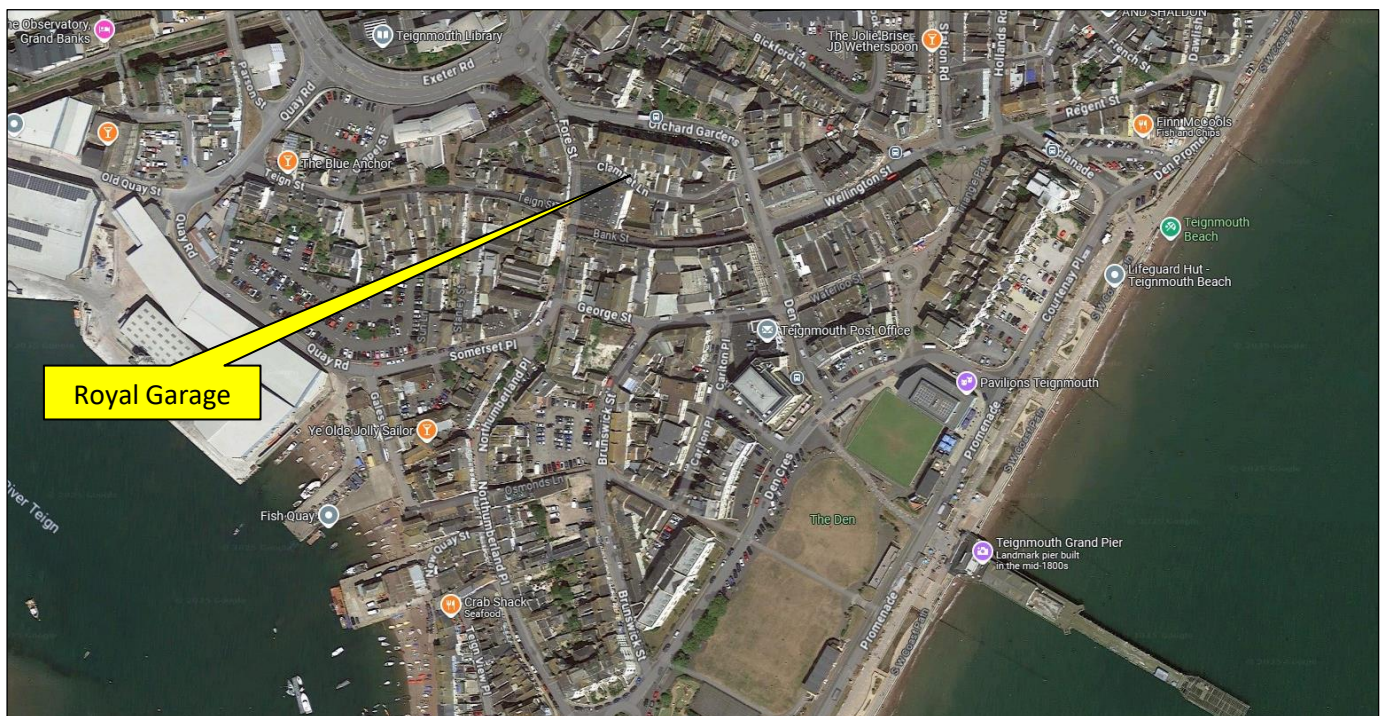
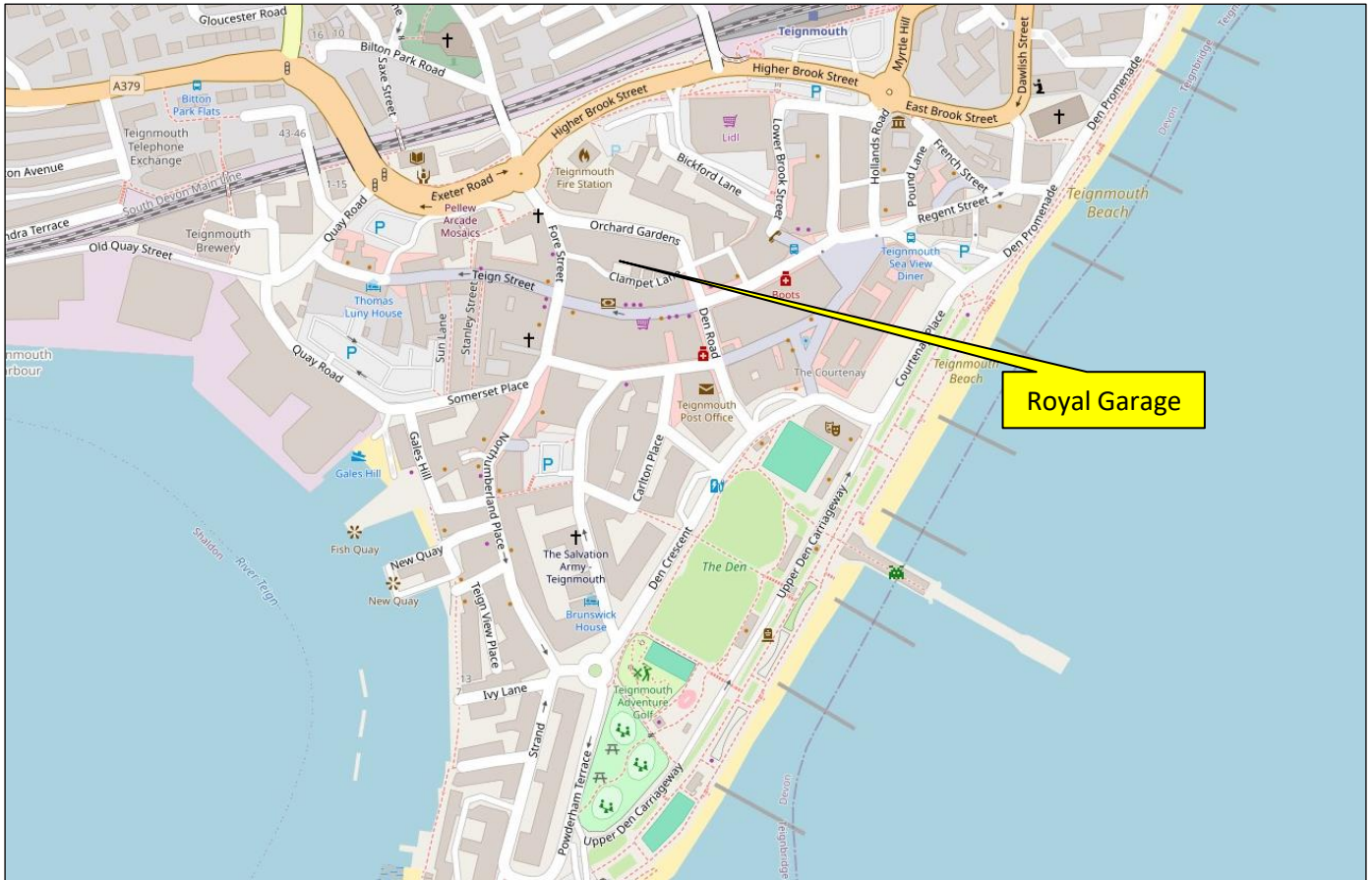
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.