



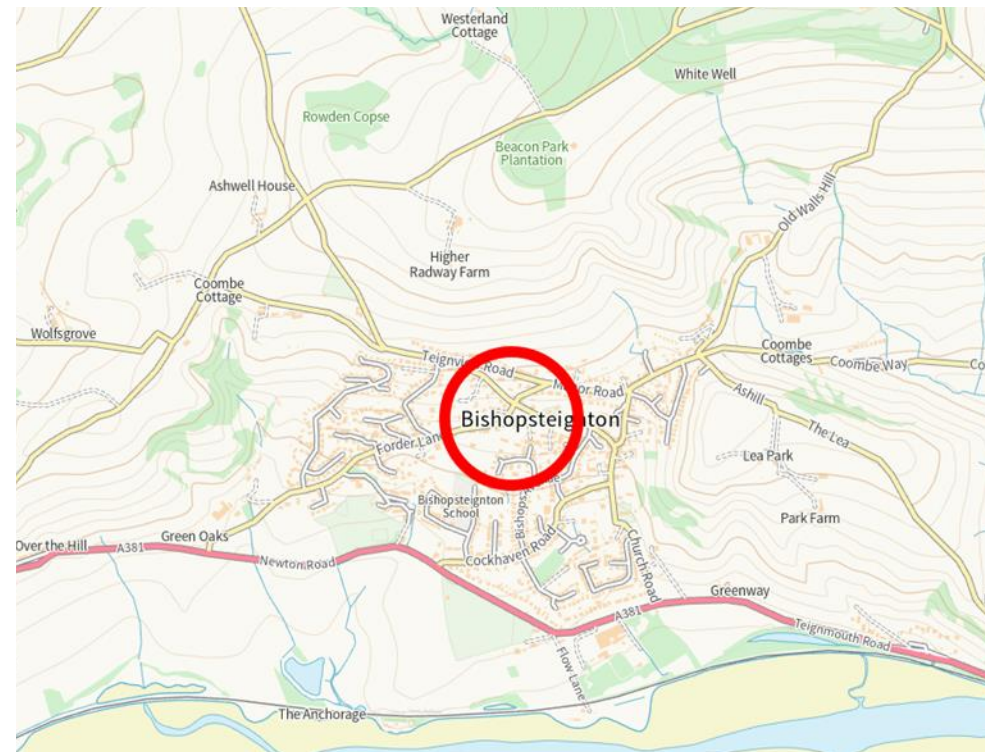
66 Fore Street, Bishopsteignton, Devon, TQ14 9QZ

Convenience store with separately-accessed flat | Long trading history | Passing rent: £19,800 per annum | Affluent town in tourist area |  
3-bed flat with estuary views | Potential to create garden | **Offers in excess of £240,000**

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## INVESTMENT SUMMARY

- Fully income producing retail and residential investment.
- Affluent town in coastal region with strong tourism.
- Shop trading as convenience store since 19th Century.
- 3-bed flat has separate access and estuary views
- Passing rent: £19,800 per annum.
- Guide price: **£240,000** which reflects a net initial yield of 8.04% after purchaser's costs.



## LOCATION

Bishopsteignton is a village in South Devon situated between Newton Abbot and Teignmouth and close to the Teign Estuary. The village has a population of circa 2,600 and includes a post office, pharmacy and village shop (subject property). It also has a village school and public houses.

The city of Exeter is around 12 miles away via the A380 dual carriageway. Nearby Teignmouth includes a train station on the main line rail network linking London Paddington to Penzance in Cornwall.

The property sits at the junction of Fore Street (the main road through the village) with West Street, close to the centre of the village.

## DESCRIPTION

A 19th Century, two-storey building with frontage onto two roads, comprising a ground floor retail unit with separately accessed flat above.

The shop has a plate glass frontage with canopy and signage above, and comprises an open-plan retail sales area plus to rear a small office, a kitchen and basic stores which extend to the rear of the main building.

The flat has 3 bedrooms, living room, large kitchen and bathroom. It could be provided with a rear garden by removal of the single-storey stores which are currently connected to the shop.

## ACCOMMODATION

| Unit                                 | Sq.ft        | Sq.m         |
|--------------------------------------|--------------|--------------|
| Shop - retail sales, kitchen, office | 633          | 58.8         |
| Shop - rear stores                   | 284          | 26.4         |
| Flat                                 | 535          | 49.7         |
| <b>Total:</b>                        | <b>1,452</b> | <b>134.9</b> |

## TENURE

Freehold subject to the occupational lease.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

| Unit | EPC Rating |
|------|------------|
| Shop | Awaited    |
| Flat | Awaited    |

## SERVICES

Electricity is separately metered to the shop and to the flat

Gas is connected to the flat only, which has a gas boiler providing both central heating and hot water.

The property is not metered for water.

## TENANCY

The property (both shop and flat) is let by way of a lease for a term from 24th June 2014 to 23rd June 2029. The lease is on full repairing and insuring terms and contains 5-yearly rent reviews which are upward-only to Market Rent.

The passing rent is £19,800 per annum.

The lease was assigned to the current tenant in 2021 in connection with a transfer of the convenience store business.

## PROPOSAL - SALE

The property is offered for sale Freehold, at a guide price of **£240,000**. Please contact agents for further details.

## VAT

The property is not elected for VAT, and VAT is therefore not applicable to the purchase price.

## BUSINESS RATES & COUNCIL TAX

The shop has a rateable value of £9,900 and therefore attracts Small Business Rates Relief at the full rate of 100%.

We are not aware of a council tax assessment in respect of the flat.

The tenant is responsible in full for council tax and business rates.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)



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