

For Sale

5 Den Road, Teignmouth, Devon TQ14 8AR



Location

Teignmouth is a popular coastal resort and seaside town situated on the north bank of the estuary of the River Teign, approximately 14 miles south of Exeter.

The property is situated in a prominent corner location opposite **Lloyds pharmacy** and the **Post Office** and close to **Oxfam Books**, **Peacocks**, **Tui** and **Vision Express**.

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Ground floor:	229 sq m	2,461 sq ft
First floor:	17 sq m	183 sq ft

One car parking space

Tenure

Freehold

Price

Offers in excess of £250,000

Business rates

We understand that the property is assessed as follows:

2017 Rateable value: £26,500

UBR (2018/19): 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E-104.

VAT

VAT if applicable will be charged at the standard rate.



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Avison Young, St Catherine's Court, Berkeley Place, Bristol BS1 8BQ
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