





LOCATION

Prominently located on the junction of The Plains, Coronation Road, Fore Street and Bridgetown, the property comprises a number of ground floor commercial units together with a three-storey Grade II Listed building at Nos. 9 and 11–12 Waterside overlooking the River Dart. Units C1, C2, C3 and C5 are occupied by Waterside Bistro and operate as a single restaurant and bar.

UNITS

Units C1–C3 are internally connected and provide the main bar, dining areas, commercial kitchen, beer cellar, and customer cloakrooms, including disabled WC facilities.

Unit C5 is a separate lock-up unit that has been incorporated into the business and provides additional kitchen and preparation space, a manager's office, freezer storage, and staff facilities. The bistro also benefits from external seating areas on the adjacent Town Quay and a part-covered seating area to the eastern side.

Unit C4 is a separate lock-up retail unit occupied by Food for Thought, a sandwich and deli shop. We were unable to inspect internally, but the unit appears fitted for food retail use and is understood to include staff facilities. Units C6 and C7 form a combined retail and office unit occupied by Marchand Petit Ltd, an estate agent. The premises are fitted as offices with display areas, a rear office, staff kitchen and

cloakroom.

Unit C9 is a retail/office unit occupied by Clarity Wealth Management LLP and is fitted as offices with a staff kitchen and cloakroom. Unit C10 is a retail unit occupied by Inspired Buys, an independent gift shop, and includes staff cloakroom facilities.

TENURE

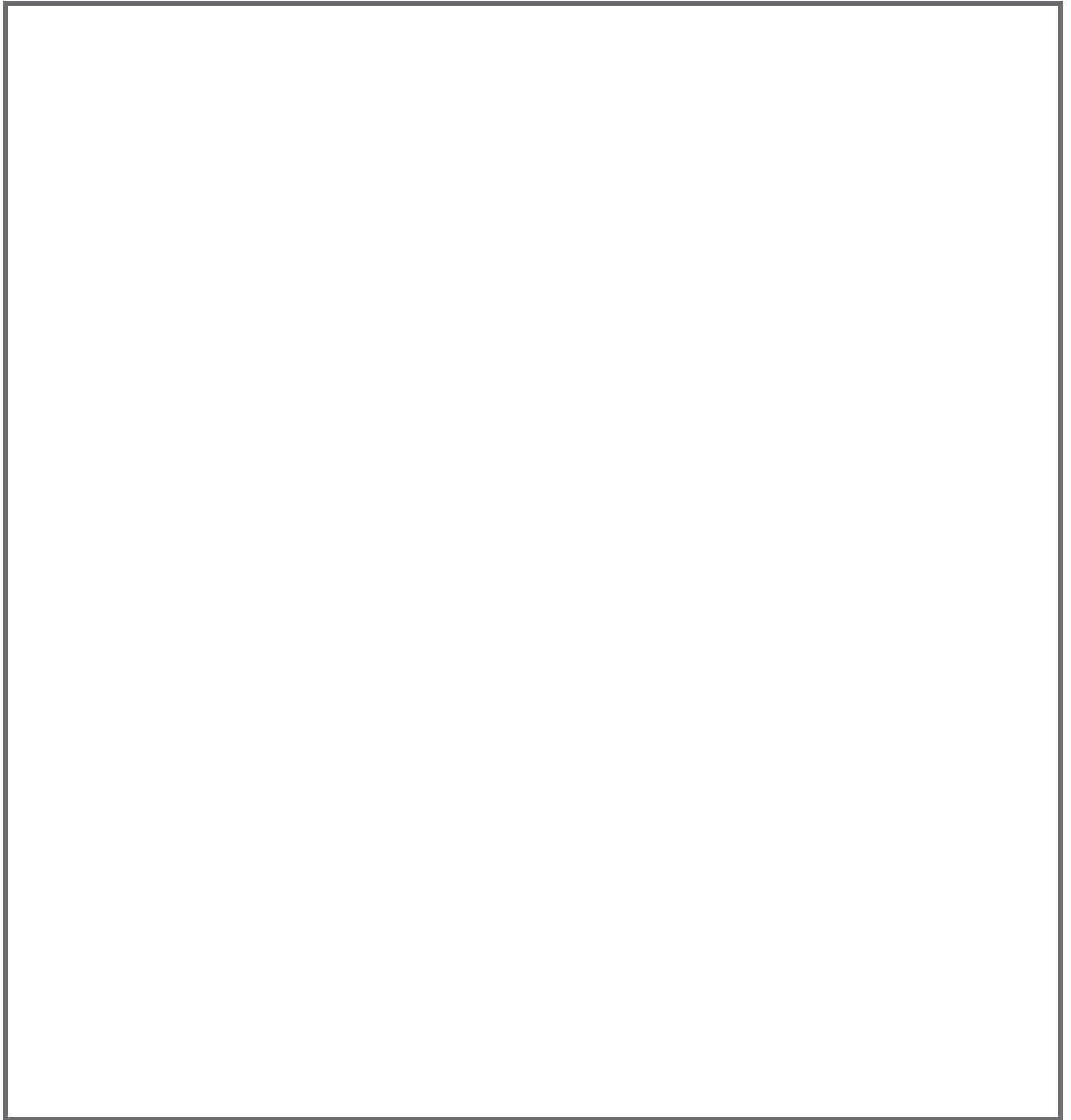
Our clients are willing to sell their freehold interest in the building for which they are seeking offers in the region of £1,250,000 reflecting a net initial yield of 9.3%.

Please note that units C9 & C10 are currently owned by way of long leasehold interest.

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Asset management opportunities
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

England & Wales EU DIRECTIVE 2002/91/EC

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