INVESTMENT
RETAIL
OFFICE

Noon Roberts
PROPERTY CONSULTANTS

INVESTMENT FOR SALE

TOWN CENTRE INVESTMENT PROPERTY COMPRISING GROUND FLOOR RETAIL LET TO OPTICIANS WITH LARGE MAISONETTE OVER IN NEED OF REFURBISHMENT

Ground Floor of 99.3 sq.m (1,069 sq.ft) plus Storage over of 56.6 sq.m (759 sq.ft) and a spacious 5 bedroom maisonette over on Ground, First, Second and Third Floors.

25 STATION ROAD, TEIGNMOUTH, DEVON, TQ14 8PE



An unusual opportunity to acquire the freehold of this prominent investment property in the centre of Teignmouth. The ground floor is currently let to Bill Optical Group Ltd who are part of the Hakim Group Ltd who we understand are one of the largest Independent Opticians in the country with over 500 locations across the UK and Ireland. On the first, second and third floors is a self-contained spacious 5 bedroomed maisonette with separate access off Station Road. This is currently vacant and in need of refurbishment or could possibly be converted into 2 flats, subject to all the necessary consents.

Noon Roberts
Ceramic House,
Pottery Road, Bovey Tracey,
Devon, TQ13 9TZ

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

Tel: 01392 691007

T. 01392 691007
M. 07831 273148
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SITUATION AND DESCRIPTION

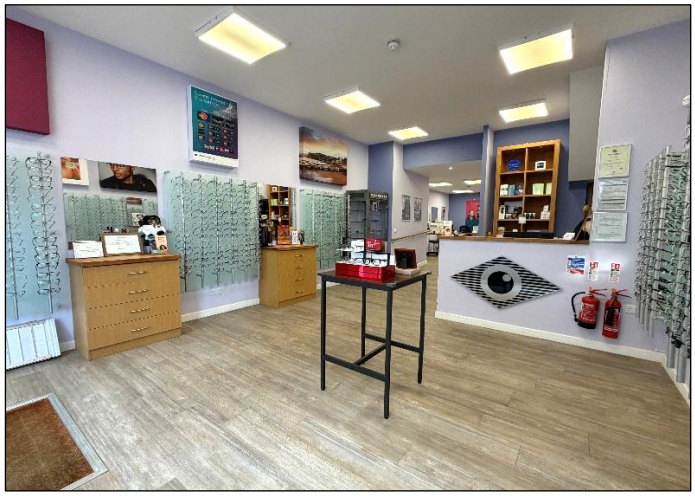
This offers a chance to acquire a substantial property in the centre of Teignmouth, in Station Road linking the Toiwn centre to the Station. The property is currently let to the Bill Optical Group Ltd who are part of the Hakim Group Ltd who we understand are one of the largest Independent Opticians in the country. On the first, second and third floors with its own ground floor access is a spacious 5 bedroom flat. This is currently empty after a long term tenant recently vacated, and now offers the opportunity for a purchaser to either refurbish this and relet it, or consider development of the space into 2 flats, subject to all the necessary consents. The main line railway station and the beach are both a short walk from the property as is the Triangle and busy town centre plus the Lidl supermarket and pay and display car park.

Teignmouth is located approximately 12 miles south of Exeter, 8 miles north of Torquay, and 5 miles east of Newton Abbot. Road access to Teignmouth 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 junction 30 approximately 12 miles away via the A380 dual carriageway, with Exeter offering a wider range of facilities and amenities. This is an opportunity to acquire a substantial town centre Investment premises with opportunities for refurbishment of the spacious apartment on the upper floors to increase the rental income.

ACCOMMODATION

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

Reception/ Retail Area **6.66m x 4.52m (21'10" x 14'10") max**
A spacious area with deep glazed bow window frontage with glazed entrance door. LVT flooring. Reception counter.



Consultation Area **4.55m x 3.79m (14'11" x 12'5") max**
Open area with seating. Doors to ……



Consultation Room No 2 **2.08m x 2.00m (6'10" x 6'6") max**
Power fitted into trunking to one wall. Overhead lighting as fitted. LVT Flooring.

Consultation Room No 3 **1.92m x 1.51m (6'3" x 4'11") max**
Power fitted into trunking to one wall. Overhead lighting as fitted. LVT Flooring.

Consultation Room No 4 **3.79m x 3.27m (12'5" x 10'9") max**
Trunking to one wall with power as fitted into wall mounted trunking. Wash hand basin to one corner.



Client Fitting area **1.71m x 1.45m (5'8" x 4'9") max**
Benching to one wall. Wash hand basin.

Lobby
Lobby area storage shelving with door to …

Toilet
low level WC suite and vanity basin with storage cupboards under.

Kitchen / Staff Room **5.46m x 4.48m (17'11" x 14'8") max**
Fitted with worktops with cupboards under with inset stainless steel sink unit with single drainer. Space for fridge under. LVT flooring. Glazed door with security grill offering a rear entrance. Power and lighting as fitted. Under sink electric hot water boiler.

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Door leading up to

FIRST FLOOR
Landing with doors to .....

Toilet
Low level WC suite with wash hand basin.

Airing Cupboard
Lagged hot water cylinder with electric immersion heater.

Office Store **5.32m x 4.71m (17'5" x 15'5") max**
Carpeted with windows to the side. Power and light as fitted. Currently used for storage but also suitable for additional office space etc

THE MAISONETTE
Separate entrance door off The Strand leads into a spacious Ground floor entrance lobby. Stairs leading up to .....

FIRST FLOOR
Half Landing - Doors leading to .....

Kitchen **3.74m x 2.53m (12'3" x 8'3") max**
Spacious room with a range of base units with an inset stainless steel sink unit with single drainer. Tiled splashback. Electric cooker point. Baxi wall mounted gas fired central heating boiler. 2 Windows to side plus part glazed access / fire escape door to the flat roof area.. Vinyl flooring. Former fireplace with over mantel. Shelving as fitted. Ample space for a dining table.





SECOND FLOOR
Office / Store **5.83m x 5.42m (19'1" x 17'9") max**
Windows to 3 elevations. Useful storage or office space. Power and light as fitted. Suspended ceiling.

Stairs lead up to a landing with doors to .....

Bedroom No 1 / Dining Room **3.96m x 3.76m (12'11" x 12'4") max**
Window to rear. Wood floor. Feature fireplace with tiled surround.

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Sitting Room **6.24m x 4.03m (20'5" x 13'3") max**
Spacious room with 2 large windows to the front making this a light and airy space. Wood floor. Radiator. Tiled fireplace with hearth. Shelving either side of the fireplace.



Stairs lead up to a half landing with ....

Separate Toilet
Low level WC suite with pedestal wash basin. Plumbing for washing machine. 2 windows.

Bedroom No 2 **3.93 x 3.41m (12'10" x 11'2") max**
Window. Fireplace with inset cast iron grate with timber over mantel. Radiator.



Bedroom No 3 **4.52m x 3.21m (14'10" x 10'6") max**
Large window. Light and airy room. Radiator. Fireplace with inset cast iron grate. Timber surround and timber over mantel.



Bedroom No 4 **3.30m x 2.88m (10'10" x 9'5") max**
Window to front. Radiator. Shelving as fitted.



SECOND FLOOR

Bathroom **4.02m x 3.10m (13'2" x 10'2") max**
Panelled bath. Pedestal wash hand basin. Low level WC suite. Radiator. Window to rear. Shower cubicle with tiled walls. Glazed screen to 2 elevations. Wall mounted heated towel rail.

Bedroom No 5 **6.33m x 3.09m (20'9" x 10'2") max**
Windows to front. Into eaves. Fireplace with inset cast iron grate and timber surround.

ENERGY PERFORMANCE CERTIFICATE
A commercial EPC has been obtained for the ground floor Opticians. A full version is available to download from the web site. The rating for the Office is: D 76. The Flat has a rating of: E 41

SERVICES
We understand that mains electricity, water, drainage and gas are available to the premises.

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TENANCIES

The current tenancies and occupation details for the property are as follows: -

Ground Floor Retail Premises

The premises are let on a 5 year Landlord External / Tenant Internal repairing lease to Bill Optical Ltd, who are part of the Hakim Group, from the 30th April 2025 (Expires on 29th April 2030) at a rent of £11,500 per annum payable quarterly in advance. There is not a rent review or break clause. The lease is within the Landlord and Tenant Act. The tenant reimburses the landlord for the buildings insurance premium.

The Hakim Group is a registered trademark of HO2 Management Limited (Company No: 05476134) which we believe are the largest family of independent opticians in the UK and Ireland with a turnover of £243 million and over 400 outlets.

Maisonette

The maisonette is currently vacant and in need of refurbishment, but the managing agents Lewis and Rowden have confirmed once refurbished, this could achieve around £1,300 per calendar month (£15,600 pcm) although it is a little large for a single letting. However, the maisonette could possibly be split into 2 smaller flats, subject to all the necessary planning and building regulation consents, with a 1 bedroom flat renting for £750 pcm and a 2 bedroom flat renting for £950 pcm.

PRICE AND TENURE

Offers are sought in excess of £225,000 for the freehold of this well located property currently producing an income of £11,500 per annum but with potential to increase this once the maisonette is refurbished and let to £27,000 - £30,000 pa. This would offer a significant uplift in the rental income and investment yield on the premises.

VAT

We understand that VAT is not payable on the rent or the sale price.

RATES

Rateable Value: - £10,500 (2026 Valuation List)

For the Business Rates payable please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

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

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0931)

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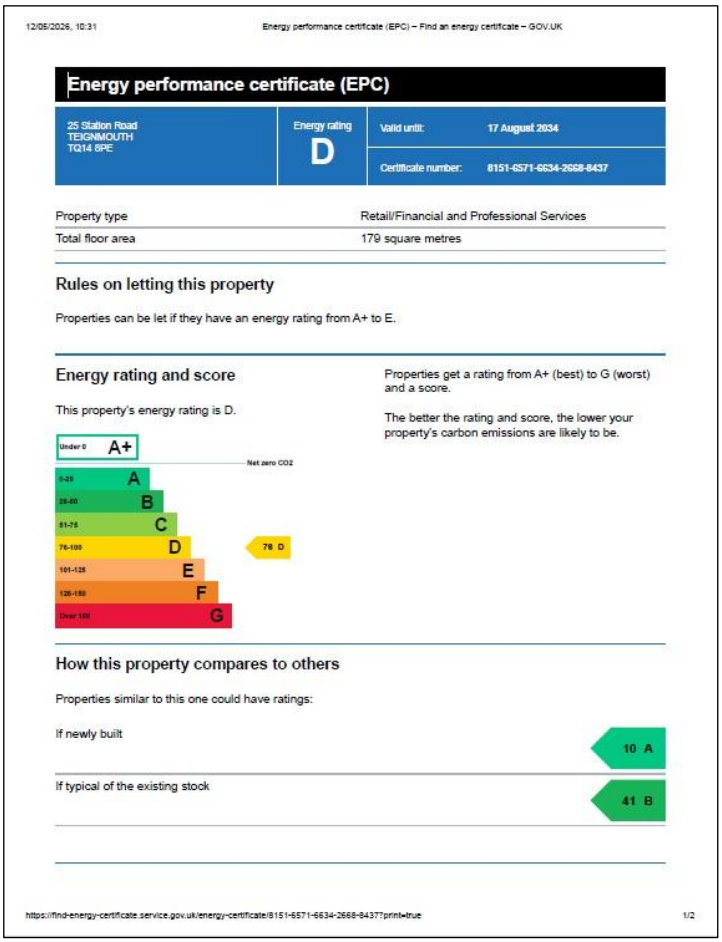
Mob. 07831 273148
Email. tn@noonroberts.co.uk
Web. www.noonroberts.co.uk



12/05/2026, 10:31 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

25 Station Road TEIGNMOUTH TQ14 8PE	Energy rating D	Valid until:	17 August 2034
		Certificate number:	8151-6571-6634-2668-8437

Property type	Retail/Financial and Professional Services
Total floor area	179 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

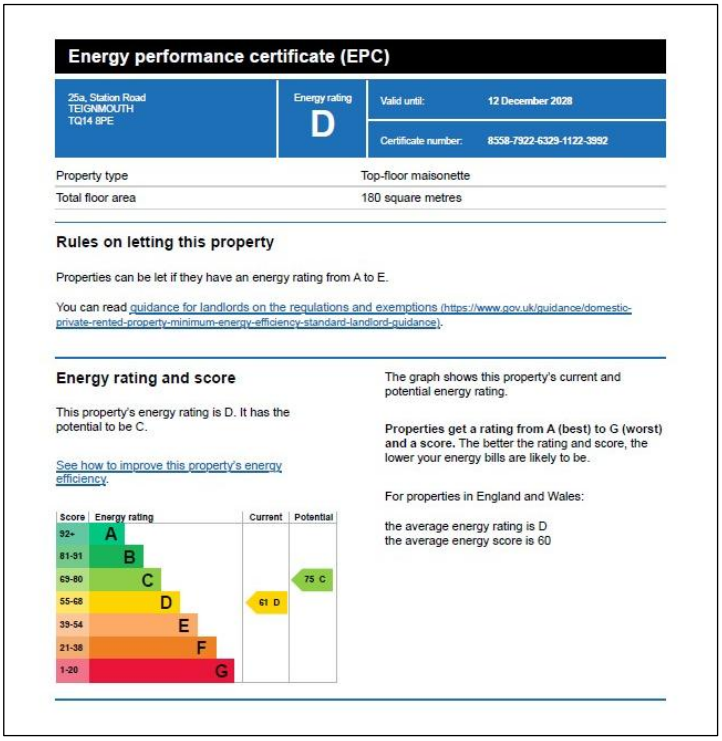
How this property compares to others

Properties similar to this one could have ratings:

If newly built 10 A

If typical of the existing stock 41 B

https://find-energy-certificate.service.gov.uk/energy-certificate/8151-6571-6634-2668-8437?print=true 1/2



Energy performance certificate (EPC)

25a, Station Road TEIGNMOUTH TQ14 8PE	Energy rating D	Valid until:	12 December 2028
		Certificate number:	8558-7922-6329-1122-3992

Property type	Top-floor maisonette
Total floor area	180 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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.