

The Lido, Teignmouth

Eastcliff Walk, Teignmouth, Devon, TQ14 8TA





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An exceptionally rare opportunity to acquire a landmark coastal site occupying a prime beachfront position within the popular South Devon town of Teignmouth. The freehold property offers significant potential for a range of leisure, hospitality, healthcare or possible redevelopment opportunities, subject to planning.

**Landmark Lido Site Including Outdoor Pool, Buildings & Extensive Grounds
Prime Beachfront & Seafront Location with Direct Proximity to the Promenade & Coastline
Highly Prominent Position Adjoining the Railway Line & Within Walking Distance of the Town Centre
Significant Potential for a Range of Uses Including Leisure, Hotel, Wellness, Healthcare or Residential (STP)**

Available by Informal Tender: Tender Date 12 Noon, Friday 4th September 2026

LOCATION

The property occupies a standout beachfront position in Teignmouth, directly adjoining the town's seafront, promenade and sandy beach, and benefiting from uninterrupted coastal outlooks across Lyme Bay.

The site sits in a highly visible and accessible location, approximately 100 metres from Eastcliff public car park (157 spaces) and within a short level walk of the town centre. Teignmouth is a popular and vibrant coastal town forming part of the wider South Devon area, known for its strong tourism appeal, attractive seafront, working harbour and year-round visitor economy. The town offers a mix of independent retailers, cafés, restaurants and leisure facilities, together with a well-established residential community.

The area benefits from excellent connectivity, with nearby Teignmouth railway station providing direct mainline services to Exeter, Plymouth and London Paddington. Road communications are also strong, with the A380 dual carriageway linking to the M5 motorway at Exeter, approximately 15 miles to the north. The Lido's immediate beachfront setting, combined with its proximity to the town centre and transport links, places it in one of the most desirable and high-profile positions within the locality, making it ideally suited to a range of commercial and leisure-driven uses.

Ref No: 5499

Offers Invited - Freehold

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DESCRIPTION

The property comprises the well-known Lido site in Teignmouth, incorporating an outdoor swimming pool together with associated buildings including changing rooms, plant rooms and ancillary accommodation, all set within a south facing site.

Building Layout & Accommodation

The principal building accommodation is arranged in a broadly linear 'L' shaped layout adjoining the swimming pool, with the reception and changing facilities positioned centrally and the operational/plant accommodation extending toward the northern side of the site.

- Main reception foyer and entrance area
- Male and female changing room facilities with WC and shower provision
- Café / kitchen area with ancillary preparation space
- Management office accommodation
- Various storage rooms and plant/service areas
- Water treatment and filtration plant rooms
- Chemical / acid store
- Day tank and associated pool operation areas
- Staff room and locker facilities

- External circulation areas serving the pool complex

GEA of buildings 364 sq m / 3,918 sq ft (digitally measured).

The site extends to approximately 0.32 hectares /0.8 acres.

Whilst historically used as an outdoor swimming facility, the site is considered highly versatile and offers clear potential for a range of future uses, subject to the necessary planning consents.

Opportunities may include the continuation or enhancement of the existing leisure use, or alternative schemes such as hospitality-led development, wellness or spa facilities or healthcare provision.

The property is designated as an Asset of Community Value (ACV), and interested parties should have regard to the implications of this designation when considering proposals.

Overall, this is a very unusual and exciting opportunity to acquire a high-profile coastal site where value will be driven by vision, use and deliverability.

TENURE

Freehold, (asset only).

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METHOD OF SALE - INFORMAL TENDER

The property is offered for sale by way of informal tender.

Bids for the freehold interest are to be submitted to Bettesworths by **12 noon on Friday 4th September 2026**.

Informal Tender Requirements:

Interested parties submitting bids will be expected to provide the following information as part of their proposal:

- Proposed purchase price for the freehold interest
- Confirmation of whether the offer is unconditional or subject to conditions/planning
- Details of the proposed future use and overall vision for the site
- Evidence of funding and ability to proceed
- Relevant experience of the purchaser/operator/developer
- Indicative timescales for exchange and completion
- Details of any due diligence requirements or professional team involved
- Confirmation of the proposed legal entity acquiring the property

- Any supporting business plan, concept material or development proposals considered relevant

The informal tender process allows for a flexible and considered approach, with the vendor not obliged to accept the highest or any offer.

Tenders to be submitted by hand or email to Matt Bettesworth:

Bettesworths Chartered Surveyors
221 St Marychurch Rd
Torquay
TQ1 4NB

matt@bettesworths.co.uk

EPC RATING A

SERVICES

We are informed that the property is connected to all mains services.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

Interested in this property?

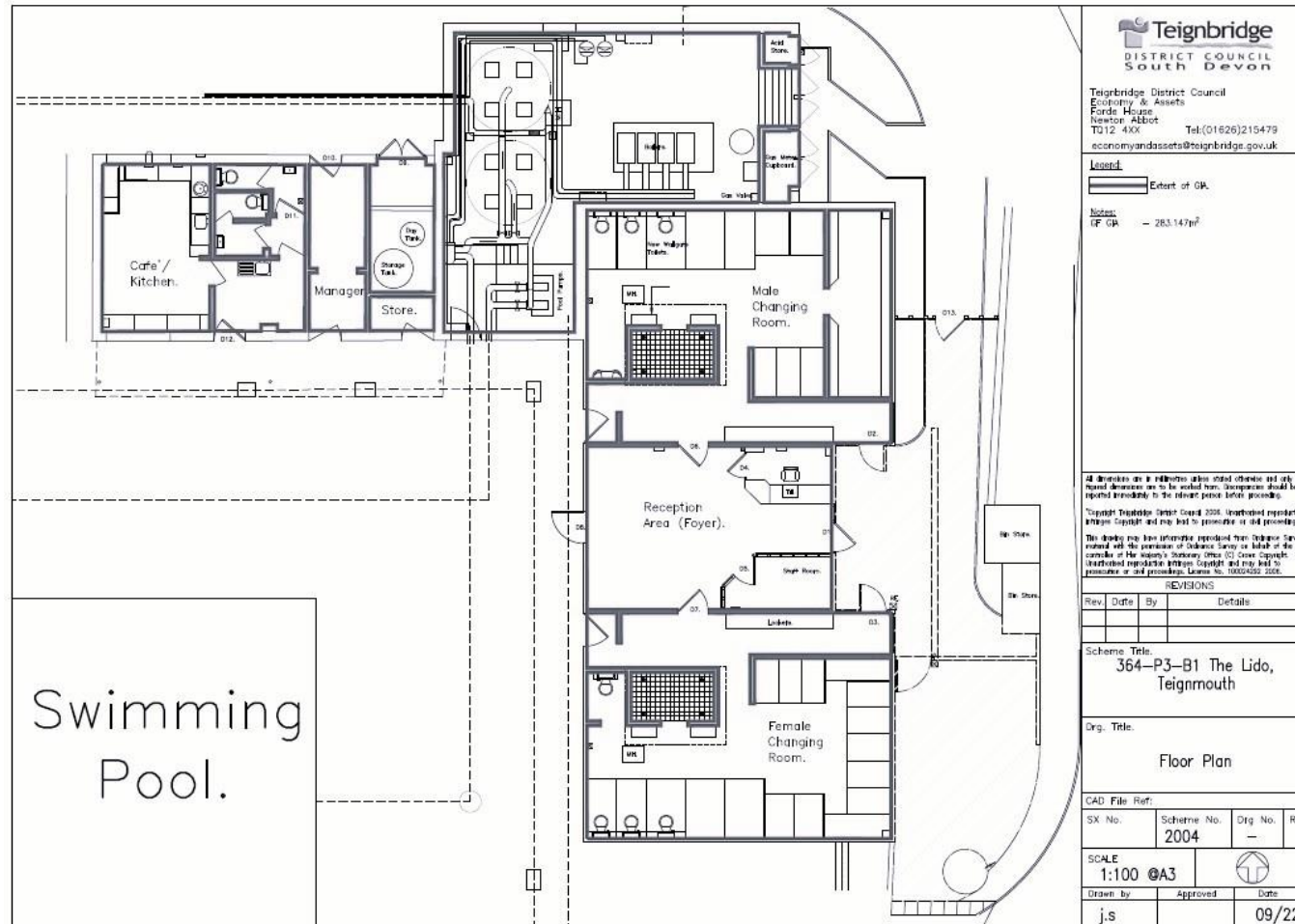
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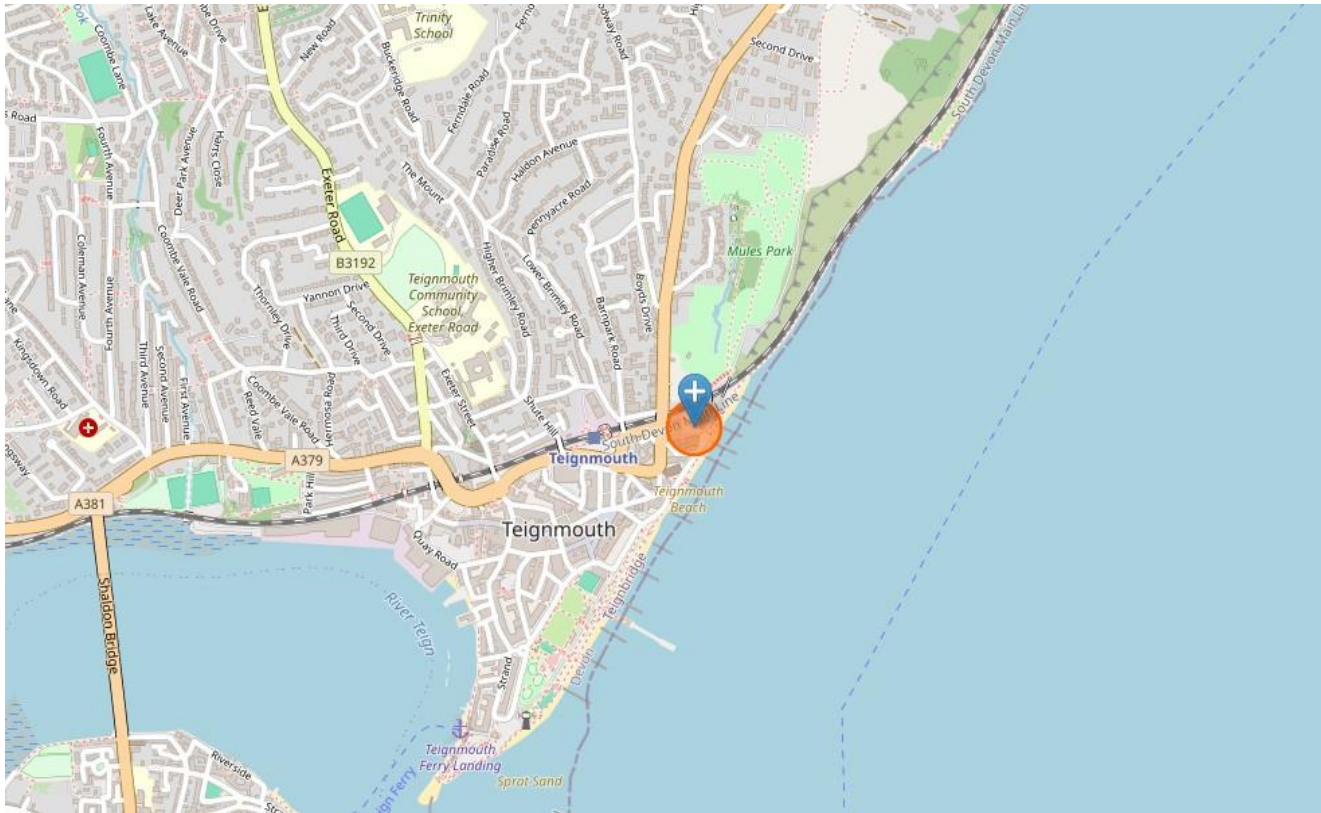
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www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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