



- MIXED COMMERCIAL/RESIDENTIAL PROPERTY
- IN ENVIABLE TOWN CENTRE LOCATION
- IN ESTABLISHED TRADING AREA & CLOSE TO SEA FRONT
- RETAIL UNIT WITH POTENTIAL TO SUBDIVIDE
- PLUS TWO SPACIOUS APARTMENTS WITH SEAFRONT AND SEA VIEWS
- FIRST FLOOR TWO-BEDROOM APARTMENT
- SECOND FLOOR THREE-BEDROOM APARTMENT
- EXCELLENT INVESTMENT OPPORTUNITY

Regent Street, Teignmouth, TQ14 8SJ Guide Price £400,000

An opportunity to acquire a mixed commercial/residential premises of approximately 2,400 square feet (251m²) in an enviable town centre location close to Teignmouth seafront, railway station, and the popular pedestrianised Triangles area of the town.

Comprising a spacious retail unit, a two-bedroom first floor apartment, and a second floor three-bedroom apartment, the retail space has frontage and access from both sides of the building giving potential to subdivide to create two separate trading units subject to the usual consents and permissions.



Property Description

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GROUND FLOOR

Accessed from both Regent Street and the Esplanade, the premises comprises a large trading area of approximately 817 square feet (76m²) plus staff toilet, and office/store. The Regent Street approach benefits from excellent window frontage and a second, currently redundant, entrance door. The Esplanade approach comprises double opening doors, and a former window/take-away serving area.



FIRST FLOOR

The first floor comprises a spacious apartment with excellent promenade and sea views. The accommodation includes an open-plan lounge/dining room, fitted kitchen, two bedrooms, and bathroom. There are night store heaters and double glazing throughout.

SECOND FLOOR

A three-bedroom apartment with excellent views of the seafront, towards the Pier, The Ness and out to sea.



The accommodation includes hall with storage cupboard, spacious open-plan lounge/dining room. fitted kitchen, three bedrooms, and bathroom. There is gas central heating and double glazing.

The property is offered with vacant possession of the ground floor, and assured shorthold tenancies in place for both apartments.



The three EPCs are: (TBC)

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK ([find-energy-certificate.service.gov.uk](https://www.gov.uk/find-energy-certificate.service.gov.uk))

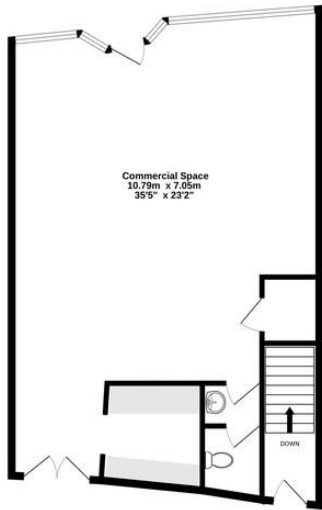
Rates & Council Tax:

Ground Floor - Rateable Value £12,250 (April 2023). This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

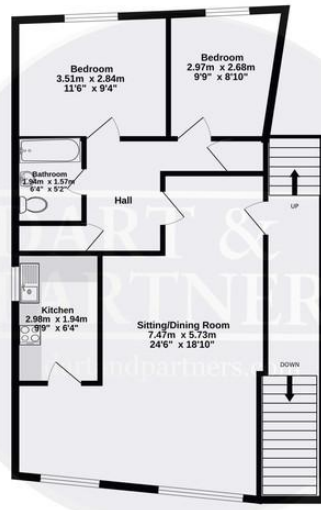


First Floor – Council Tax Band B
Second Floor - Council Tax Band B

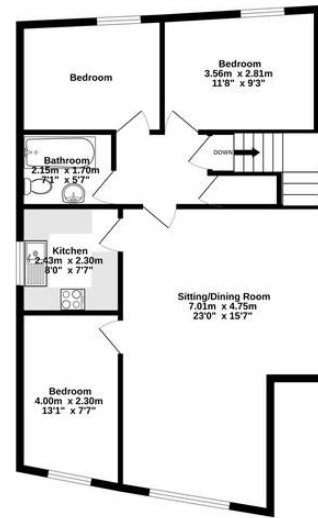
Ground Floor
74.4 sq.m. (801 sq.ft.) approx.



1st Floor
73.6 sq.m. (792 sq.ft.) approx.



2nd Floor
72.4 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA : 220.5 sq.m. (2373 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AWAITING EPC'S



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements