



**BLOCK 12/12A, Regent Street, Teignmouth**  
**£425,000**



## BLOCK 12/12A, Regent Street

Teignmouth

Council Tax band: TBD

Tenure: Freehold

- MIXED COMMERCIAL/RESIDENTIAL PREMISES
- WELL PRESENTED AND WELL POSITIONED IN A TOWN CENTRE LOCATION
- CLOSE TO TEIGNMOUTH SEAFRONT, RAILWAY STATION AND IN A POPULAR AND WELL ESTABLISHED PART OF THE TOWN
- OFFERING AN EXCELLENT INVESTMENT OPPORTUNITY
- COMPRISING OF TWO COMMERCIAL UNITS WITH LONG STANDING WELL ESTABLISHED BUSINESSES
- THREE APARTMENTS WITH INDEPENDENT ACCESS (TWO WITH TWO BEDROOMS AND ONE WITH ONE BEDROOM)
- OFFERING A GENEROUS YIELD AND COMPLYING WITH MODERN REGULATIONS



An opportunity to acquire a mixed commercial/residential premises. Well presented and well positioned in a town centre location close to Teignmouth seafront, railway station and offering an excellent investment opportunity. Comprising of two commercial units with long standing well established businesses along with three apartments (two with two bedrooms and one with one bedroom).

Situated on Regent Street which is a popular and well established part of the town with a number of independent shops and cafés. The apartments have independent access and are conveniently positioned within walking distance of all local amenities.

Briefly comprising...

#### COMMERCIAL UNITS

Access from Regent Street are two independent commercial premises with window frontage to Regent Street, one is currently run as a café with the main trading area, kitchen, access to a rear courtyard and WC. The other is currently trading as a retail premises with trading area and workshop to rear.

#### THE APARTMENTS

With independent access to a communal hallway with doors to two, two bedroom apartments and one, one bedroom apartment, all with long standing tenants.

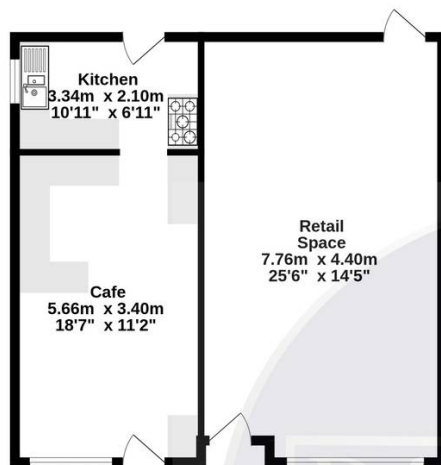
This opportunity offers a generous yield and complies with modern regulations.

**COUNCIL TAX BANDINGS:** All flats are Band A. Two shops are on Business Rates as follows: Number 12: £3900 and Number 12A: £6900.

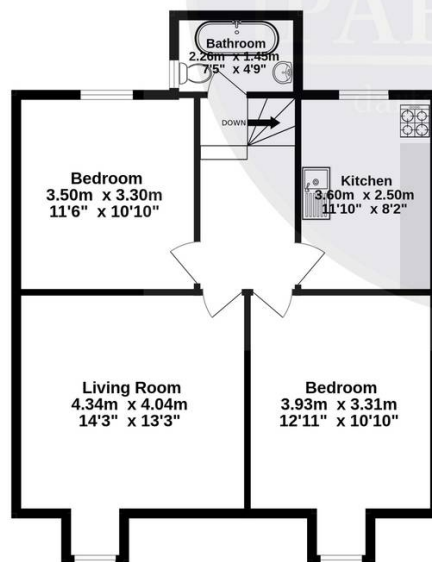
**EPC RATINGS:** Flat 1: D, Flat 2: D, Flat 3: D. Commercial Unit Number 12: B. Commercial Unit Number 12A: C



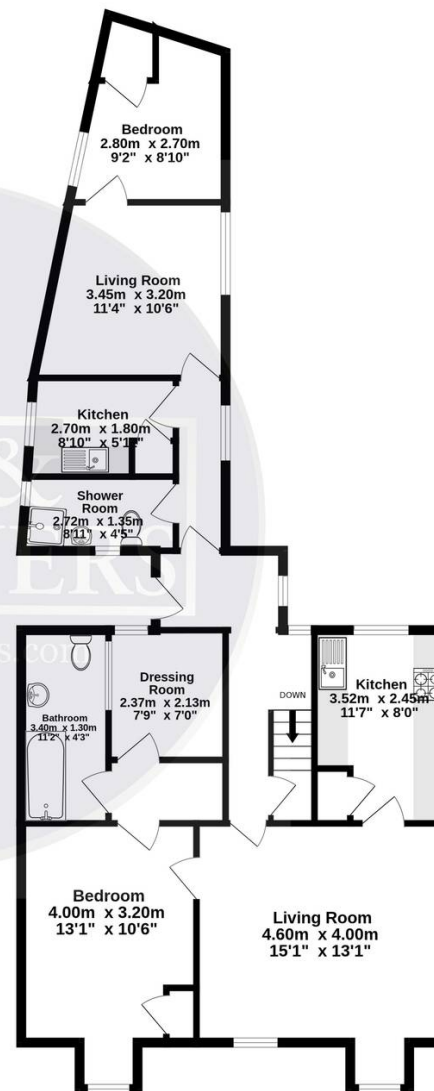
Ground Floor  
60.0 sq.m. (646 sq.ft.) approx.



2nd Floor  
63.5 sq.m. (683 sq.ft.) approx.



1st Floor  
93.2 sq.m. (1003 sq.ft.) approx.



**TOTAL FLOOR AREA : 216.7 sq.m. (2332 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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