

TO LET

A CONVENIENT AND WELL-PRESENTED GROUND FLOOR SHOP IN A PROMINENT MAIN ROAD LOCATION

Approximately 49 sq.m (525 sq.ft)

**NO 2 STRAND HILL, DAWLISH
DEVON, EX7 9HR**



An unusual opportunity to acquire a new lease of these prominently located and well-presented Retail premises in the sought after coastal town of Dawlish. The premises front the busy Dawlish to Exeter road in the town centre offering excellent visibility. The premises have previously traded as a wedding dress and ladies dress shop, and a gift shop, but offers potential for a variety of users seeking a high visibility location.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

This offers an opportunity to acquire a new lease of this well presented retail premises located in the town centre fronting the main road from Dawlish to Exeter. The property is centrally located with ease of access to the remainder of the Town and the beaches and railway station. Dawlish is located approximately 10 miles south of Exeter, 9 miles West of Newton Abbot and 2 miles North of Teignmouth. Road access to Dawlish 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 10 miles away with Exeter offering a wider range of facilities and amenities.

The property offers flexible and well-presented accommodation, with a retail unit at the front and a kitchen and toilet to the rear. The property is suitable for a variety of Retail users, or an Office use (subject to consents) taking advantage of its high visibility location.

ACCOMMODATION

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

Retail Area **7.40m x 5.01m (24'3" x 16'5") max**

Irregular shaped room with prominent glazed frontage to Strand Hill. The retail area is accessed via a fully glazed door set within a dual aspect glazed display frontage. Carpeted. Strip lighting. Power as fitted.



Rear Kitchen / Store **2.88m x 2.67m (9'5" x 8'9") max**

Stainless steel sink unit with single drainer inset into worktop with cupboards below. Space for fridge under. Carpeted. Strip lighting and power as fitted.



Toilet

Low level WC suite and vanity wash basin with fitted cupboard under. Strip lighting as fitted.



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ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested. A full version is available to download from the web site or via the link below. The rating is : C 64

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-3019-0451-0600-2995?print=true>

SERVICES

We understand that mains Electricity, water and drainage are available to the premises.

RENT AND TENURE

A rent of £7,140 pax (£595 per month) is sought for a new 6 year lease with an upwards only rent review at the end of the 3rd year. A tenant only break clause can also be included at the end of the 3rd year.

The tenants will contribute 33.3% towards the costs of the maintenance of the premises plus a proportional contribution towards the buildings insurance. The lease will be contracted outside of the Landlord and Tenant Act.

RATES

Rateable Value: - £3,200 (2023 Valuation List)
A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

The Tenants will be required to pay a fixed sum of £950 plus VAT for the preparation of the new lease of the premises.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0669)



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Energy performance certificate (EPC)

2 Strand Hill DAWLISH EX7 9HR	Energy rating C	Valid until: 1 February 2025 Certificate number: 9370-3019-0451-0600-2995
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Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 46 square metres

Rules on letting this property

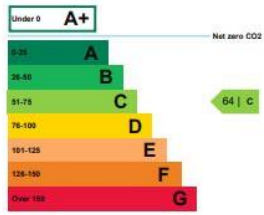
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 20 | A

If typical of the existing stock: 58 | C

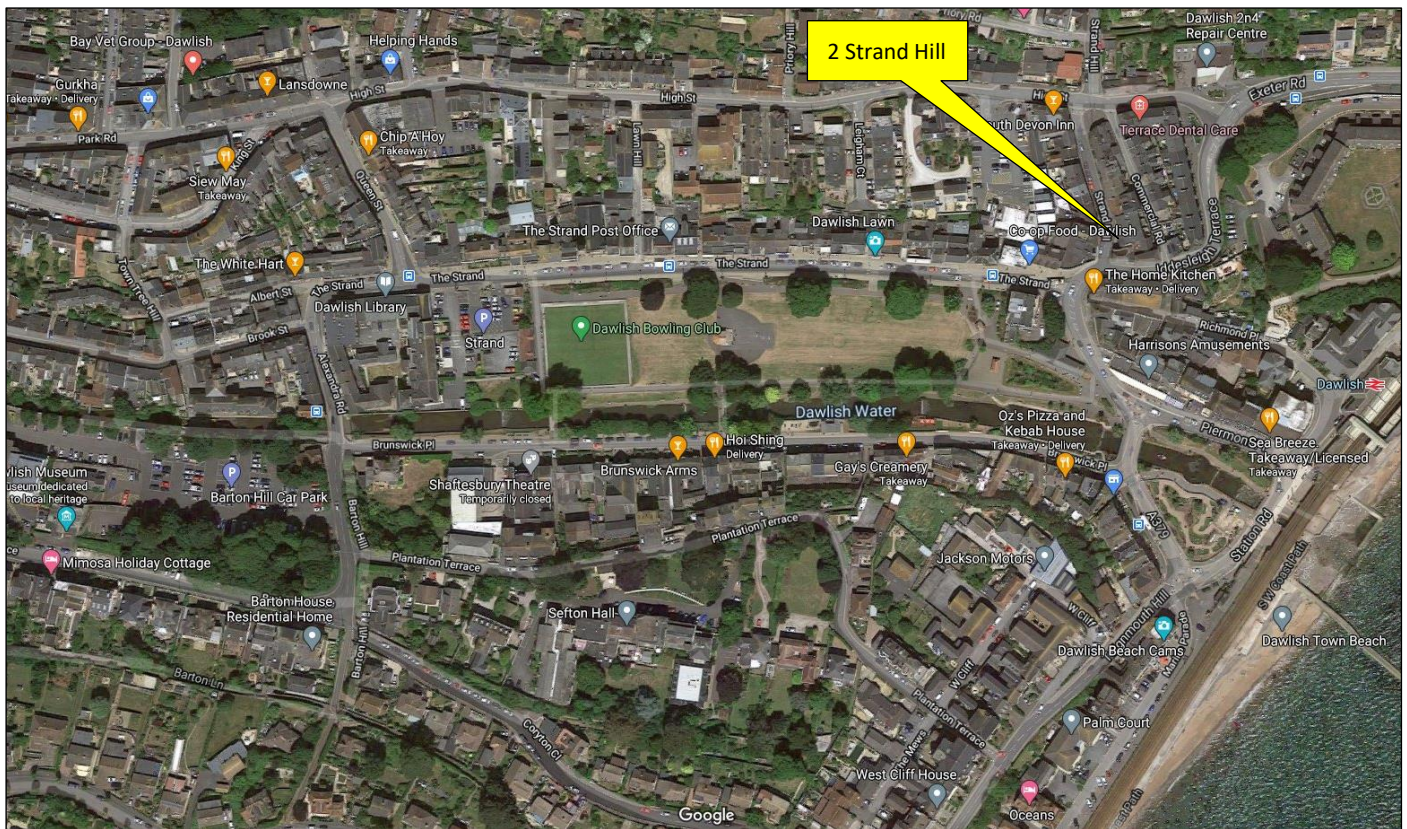
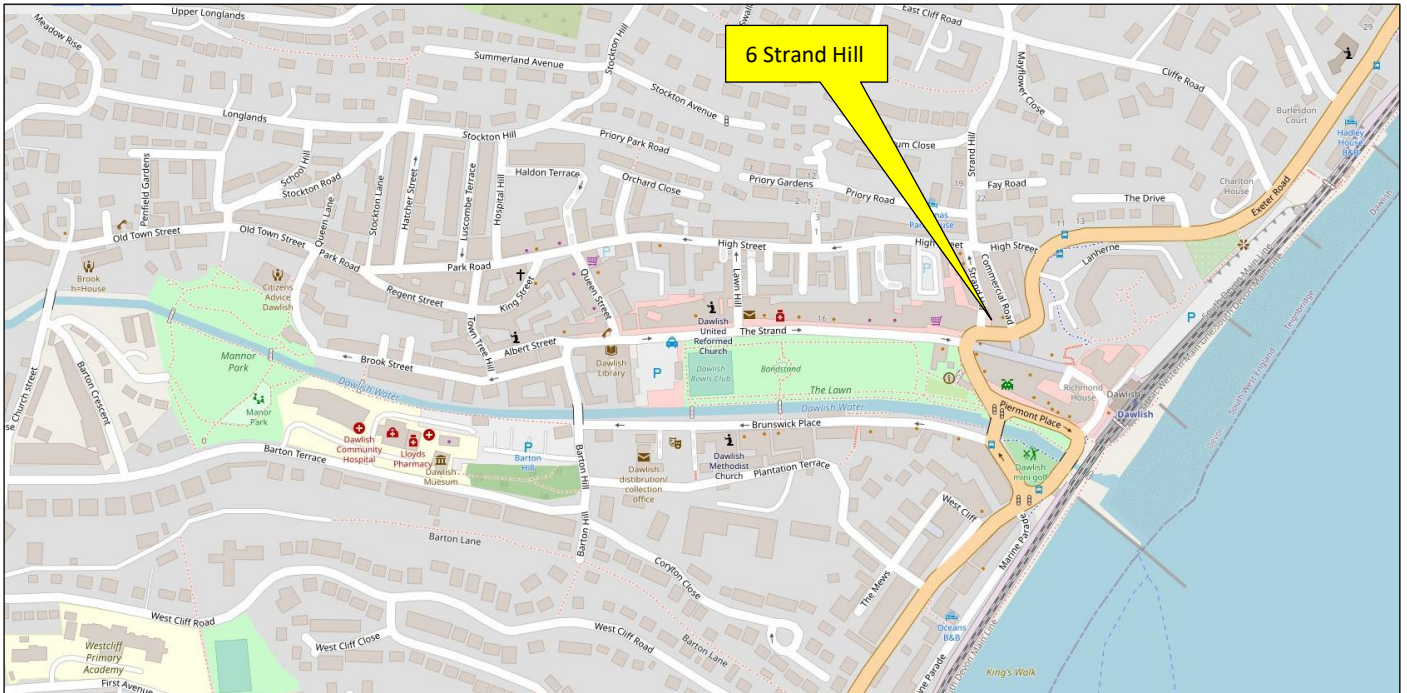
Properties are given a rating from A+ (most efficient) to G (least efficient).



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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.