

TO LET

HIGH QUALITY INDUSTRIAL / TRADE COUNTER UNIT ON THE SOUGHT AFTER BLACK SWAN BUSINESS PARK ON THE EDGE OF DAWLISH

Approx. 82 sq.m (877 sq.ft) plus 3 allocated car parking spaces.

**UNIT 22 BLACK SWAN BUSINESS PARK, BLACK SWAN ROAD,
DAWLISH, DEVON, EX7 0FQ**



This exciting development offers a range of high quality Industrial / Trade Counter units on the Exeter side of Dawlish, to the rear of the Sainsburys Supermarket. The units have been constructed to a high standard and include high level windows on a spacious and landscaped site. The units would suit a variety of potential users including as a Trade Counter use, subject to the necessary planning consents.

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SITUATION AND DESCRIPTION

Dawlish is a popular resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. 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. The Business Park is located adjacent to the A379 on the Exeter side, with the town centre approximately 1 mile from the property offering a good range of local facilities.

The site offers a total of 17 Units ranging in size from 80 sq.m (860 sq.ft) up to 107 sq.m (1,151 sq.ft) and was completed in 2020. The units are all capable of accommodating a part or full mezzanine floor, subject to the usual consents. There is a wide range of businesses on the estate including Mail Order and Amazon Fulfilment. This is a popular location on the Exeter side of Dawlish, and would suit a wide variety of potential users or an Investor looking to purchase and let the premises, subject all necessary consents.

ACCOMMODATION

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

Workshop **12.48m x 6.53m (40'11" x 21'5") max**
Glazed pedestrian door with glazed side panel from the forecourt area with an electric roller shutter door providing good vehicular access. Light and airy space with ample translucent roof panels. Power floated concrete floor. Block walls to lower elevations. Minimum eaves height of 6.34m rising to 10.86m at the rear. Power and lighting as fitted. High level window to the front offering additional natural light. Dado trunking has been installed to 3 walls with power as fitted. Stainless steel sink with drainer.



RENT AND TENURE

the premises are available on a new 6 year FRI lease at a rent of £8,250 pa with an upwards only rent review at the end of the third year.

The tenant shall have the option to terminate the lease at the end of the third year by providing not less than 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

Toilet

Low level WC suite with wash hand basin and full disabled access facilities.

EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with 3 car parking spaces opposite allocated to the Unit. Within the car park is a fenced shared bin storage area.

VAT

VAT is chargeable on the rent and service charge.

SERVICE CHARGE

A service charge will be payable to cover the costs of the shared landscaping and shared services to include the CCTV, together with a proportional contribution towards the buildings insurance premium for the premises.

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ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises, a copy is available to download from the web site. The rating for the property is: - C 68

RATES

Rateable Value: - £7,000 (2023 Valuation)

We understand that qualifying businesses are likely to benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Teignbridge District Council (01626 361101)

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0793)

12/03/2024, 15:21 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Unit 22 Black Swan Business Park Black Swan Road Dawlish EX7 0FQ	Energy rating C	Valid until: 4 November 2030 Certificate number: 2529-9326-3171-1309-8217
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Property type: B2 to B7 General Industrial and Special Industrial Groups
Total floor area: 80 square metres

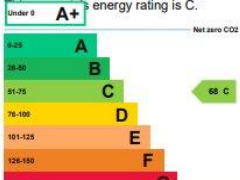
Rules on letting this property

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

Energy rating and score

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.

Under 0 energy rating is C. Net zero CO2



How this property compares to others

Properties similar to this one could have ratings:

If newly built	52 C
If typical of the existing stock	152 G

<https://find-energy-certificate.service.gov.uk/energy-certificate/2529-9326-3171-1309-8217?print=true> 1/2



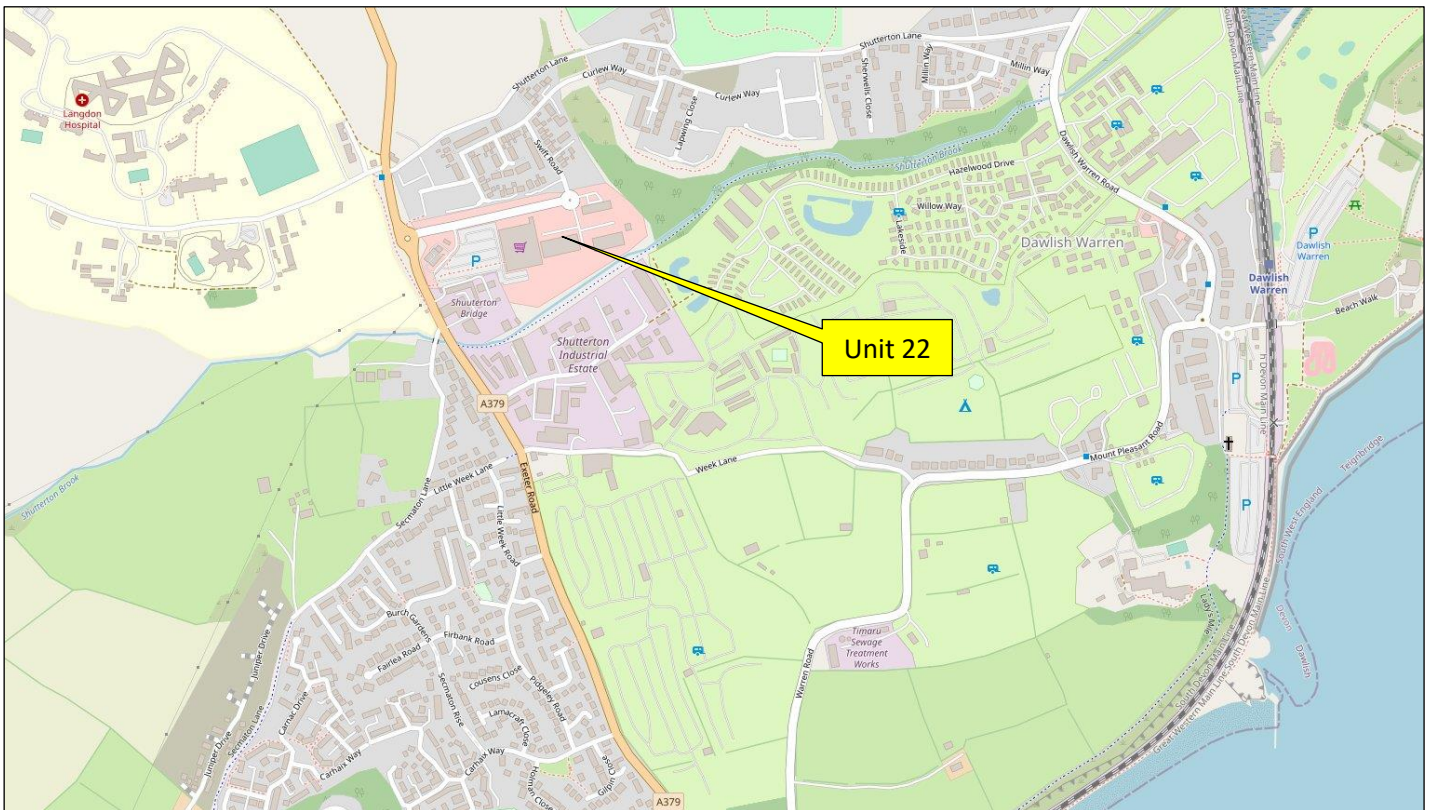
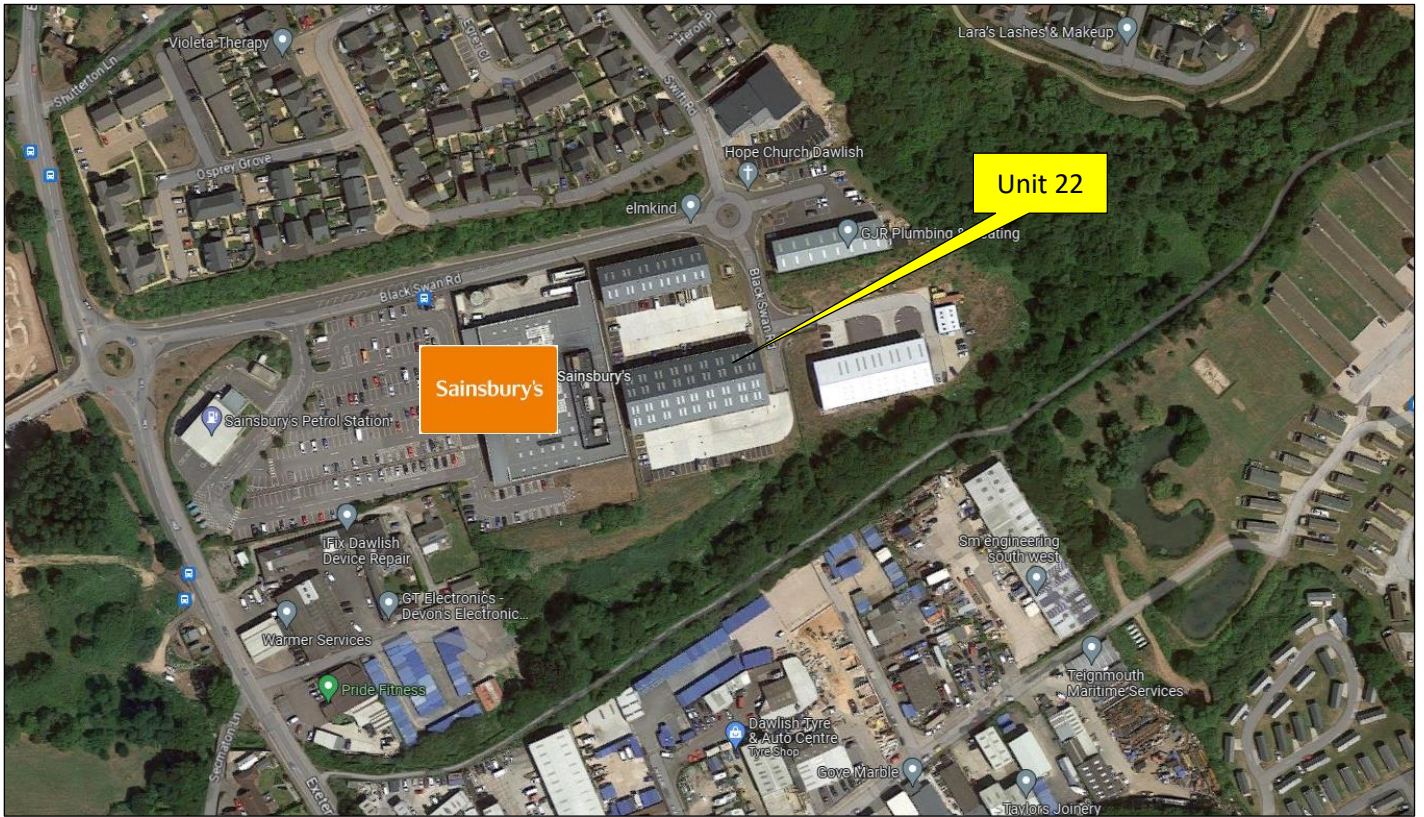
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.