

TOWN CENTRE INVESTMENT / DEVELOPMENT OPPORTUNITY

GRADE II LISTED PROPERTY COMPRISING GROUND FLOOR OFFICE WITH LARGE 2 BEDROOM FLAT OVER

Ground Floor of 77.4 sq.m (833 sq.ft) plus 2 Bedroom Flat over and Attic Storage
The flat is with vacant possession and in need of refurbishment

16 THE STRAND, DAWLISH, DEVON, EX7 9PS



An unusual opportunity to acquire the freehold of this prominent Grade II listed investment / development opportunity in the centre of Dawlish. The Ground floor is currently occupied by Fulford's Estate Agents, with a spacious self-contained 2 bedroom flat over with its own access off The Strand which is in need of refurbishment. On the second floor are 2 attic rooms which are not currently occupied. This property offers an Investor or Developer with an excellent opportunity in this sought after coastal town.

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SITUATION AND DESCRIPTION

This offers a chance to acquire a substantial period Grade II listed property in the centre of Dawlish, occupying one of the best locations in the town. The property has been used as an Estate Agents office for the last 40 years, more recently as Fulfords who are part of the Countrywide Group who are the UK's largest Estate Agency network. On the first floor with its own access is a spacious 2 bedroomed flat which is in need of refurbishment, together with 2 currently unused attic rooms on the second floor which can be accessed from the flat. The Strand is the prime retail area in Dawlish with a wide range of national, regional and local retailers. The main line railway station and the beach are both a short walk from the property as are the public gardens which fronts the Strand.

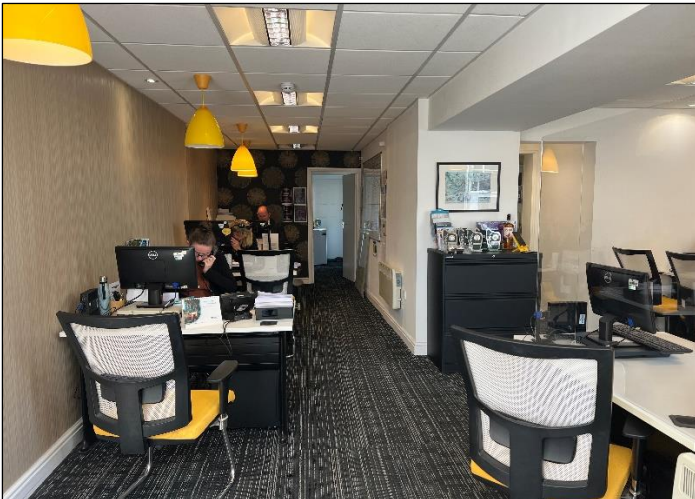
Dawlish is located approximately 12 miles south of Exeter, 9 miles West of Newton Abbot and 3 miles North of Teignmouth. Road access to Dawlish is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at junction 30 approximately 10 miles away with Exeter offering a wider range of facilities and amenities. This is an opportunity to acquire a substantial Investment / Development opportunity in a sought-after location.

ACCOMMODATION

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

Office **9.57m x 2.42m plus 4.81m x 4.47m
(131'4" x 7'11" plus 15'9" x 14'8") max**

A spacious office in an "L" shape with glazed bay window and second bay incorporating the entrance door. Suspended ceiling with integrated strip lighting. Electric wall mounted heaters.



Rear Office **4.48m x 4.07m (14'8" x 13'4") max**
Currently divided into 2 offices with glazed partitions. Door to rear courtyard. Electric wall heaters. Suspended ceiling with integrated strip lighting. Walk in storeroom.



Kitchen Area **3.09m x 2.42m (10'2" x 7'11") max**
Located at the rear of the building comprising a range of wall and base units with worktops and inset stainless steel sink unit with single drainer. Cupboards under with wall units over. Tiled splashback.

Toilet
Low level WC suite with wash hand basin. Electric over sink water heater.

Rear Board Store **2.64m X 2.62m (8'8" X 8'7") max**
Rear brick and stone store with cobbled floor. Suitable for basic storage.

COURTYARD
To the rear of the office is a walled courtyard area offering the chance for outside seating etc for the offices.

THE FLAT
Ground floor lobby with separate access off the Strand to an inner glazed door. Electric wall heater. Stairs leading up to

FIRST FLOOR
Landing
Doors leading to

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Sitting Room

5.20m x 3.87m (17'0" x 12'8") max

Spacious room with large bay window to the front plus second window overlooking Dawlish Green making this a light and airy room. Electric wall heater. Former fireplace with timber overmantel. Central ceiling light. Carpeted. Picture rail.



Bathroom

White suite comprising a panelled bath, pedestal wash hand basin and close coupled WC suite. Over bath electric shower unit with fitted shower screen. Part tiled walls. Skylight to one end.

Kitchen

3.74m x 2.53m (12'3" x 8'3") max

L shaped room with a range of base and wall units with worktops and inset stainless steel sink unit with single drainer. Plumbing for washing machine. Ceramic hob inset into worktop. Electric oven. Tiled splashbacks. Shelving over. Space for fridge. Vinyl flooring. Large window to the side overlooking the courtyard and beyond. Ceiling mounted spotlights as fitted.



Bedroom No 1

4.54m x 4.34m (14'10" x 14'3") max

Window to the rear overlooking the courtyard etc. Carpeted. Electric wall heater. Door to walk in storage room. Further door leading up to the attic storage rooms (Not currently used).



Bedroom No 2

4.42m x 2.52m (14'6" x 8'3") max

Window overlooking Dawlish Green. Carpeted. Electric wall heater.



SECOND FLOOR

Attic Storage Rooms

Accessed from either the inner lobby on the ground floor or from a door direct from Bedroom No 1 of the flat.

Room No 1

4.28m x 3.25m (14'0" x 10'8") max

Window to front. Into eaves. Not currently used and in need of refurbishment.

Room No 2

3.41m x 2.53m (11'2" x 8'3") max

Second room. No natural light.

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ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained for the ground floor office. A full version is available to download from the web site. The rating for the Office is: C 61. The Flat has a rating of: E 50

SERVICES

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

TENANCIES

The current tenancies and occupation details for the property are as follows: -

Ground Floor Retail Premises

The ground floor retail area is occupied by Countrywide Estate Agents (Trading as Fulfords Estate Agents) by way of a 10-year effective FRI lease from the 22nd November 2017 and expiring on the 21st November 2027 at a current passing rent of £14,200 per annum. The lease included a rent review and a tenant break clause at the midway point (November 2022) with 6 months prior written notice. We understand the lease is inside of the security of tenure provisions of the landlord and tenant act.

First Floor Flat

The flat is currently vacant awaiting refurbishment and then either reletting or own occupation. This could either suit an investor for reletting the flat, or someone looking to occupy the flat with the benefit of the income from the ground floor shop.

PRICE AND TENURE

Offers are sought in the region of £275,000 for the freehold of this substantial Grade II Listed building currently producing an income of £14,200 per annum from the ground floor with a spacious 2 bedroom flat over for occupation or reletting once refurbished.

RATES

Rateable Value: - £10,750 (2017 Valuation List)

Rates payable please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

GRADE II LISTING

Early C19. 2 storeys and attics stuccoed with slate roof. Parapet and coping. 2 storey bow with original sashes, the upper floor retaining curved canopy. Doorcase with fanlight and dentil cornice on console brackets. SX 9676 Dawlish

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0681)

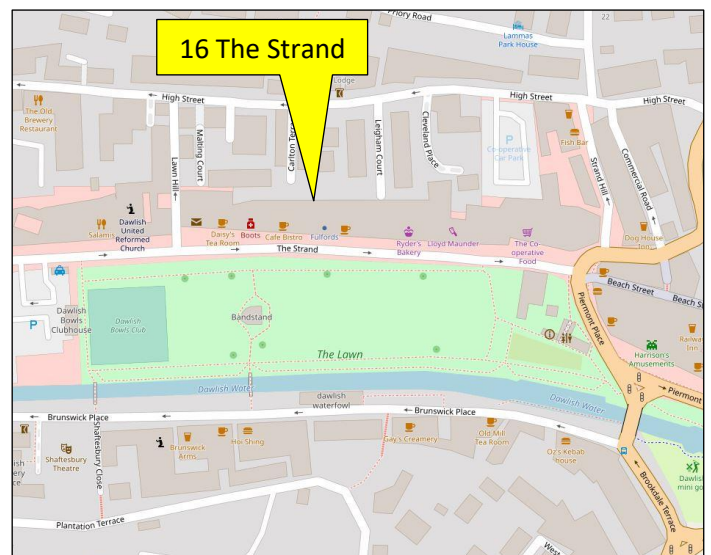


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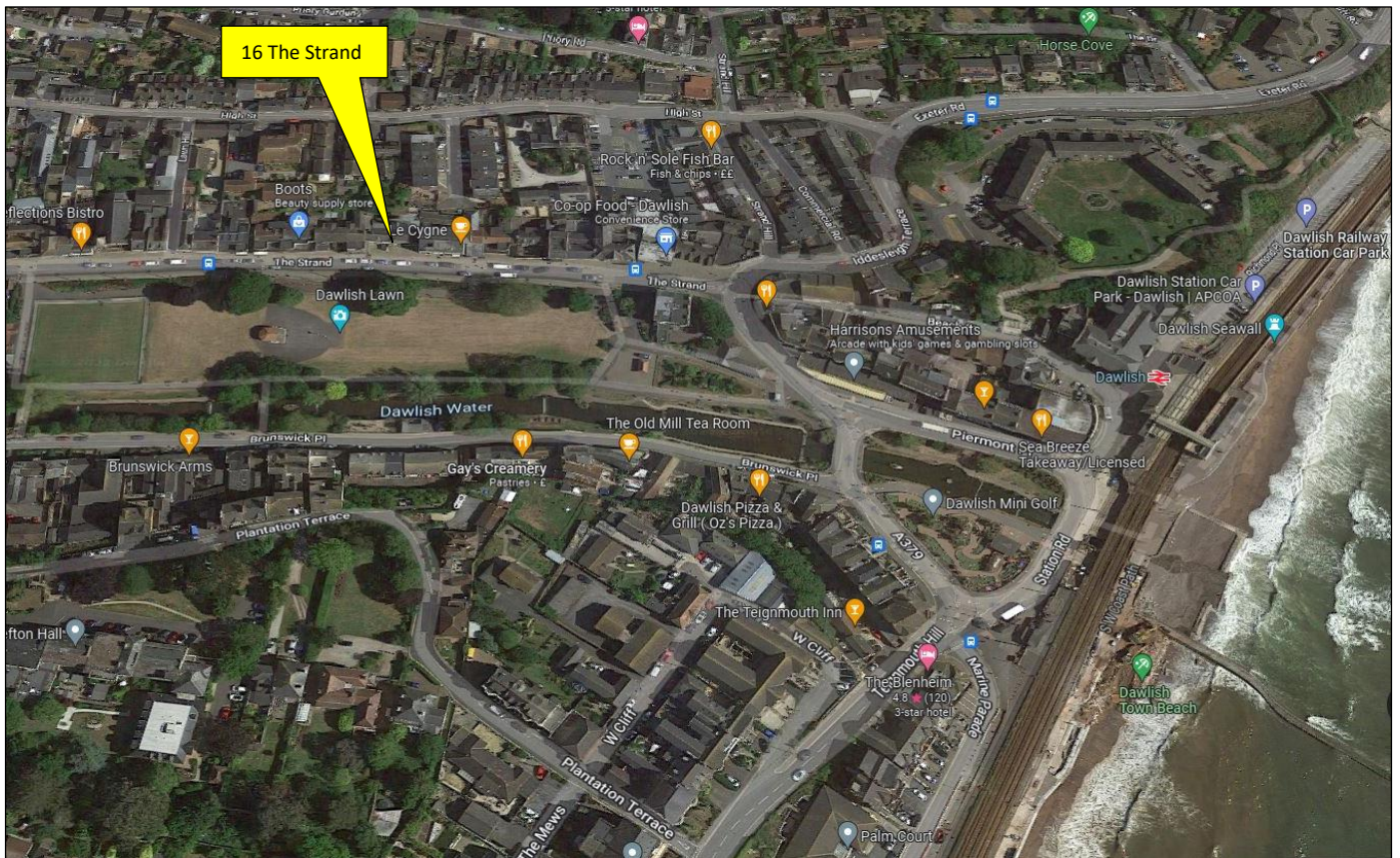
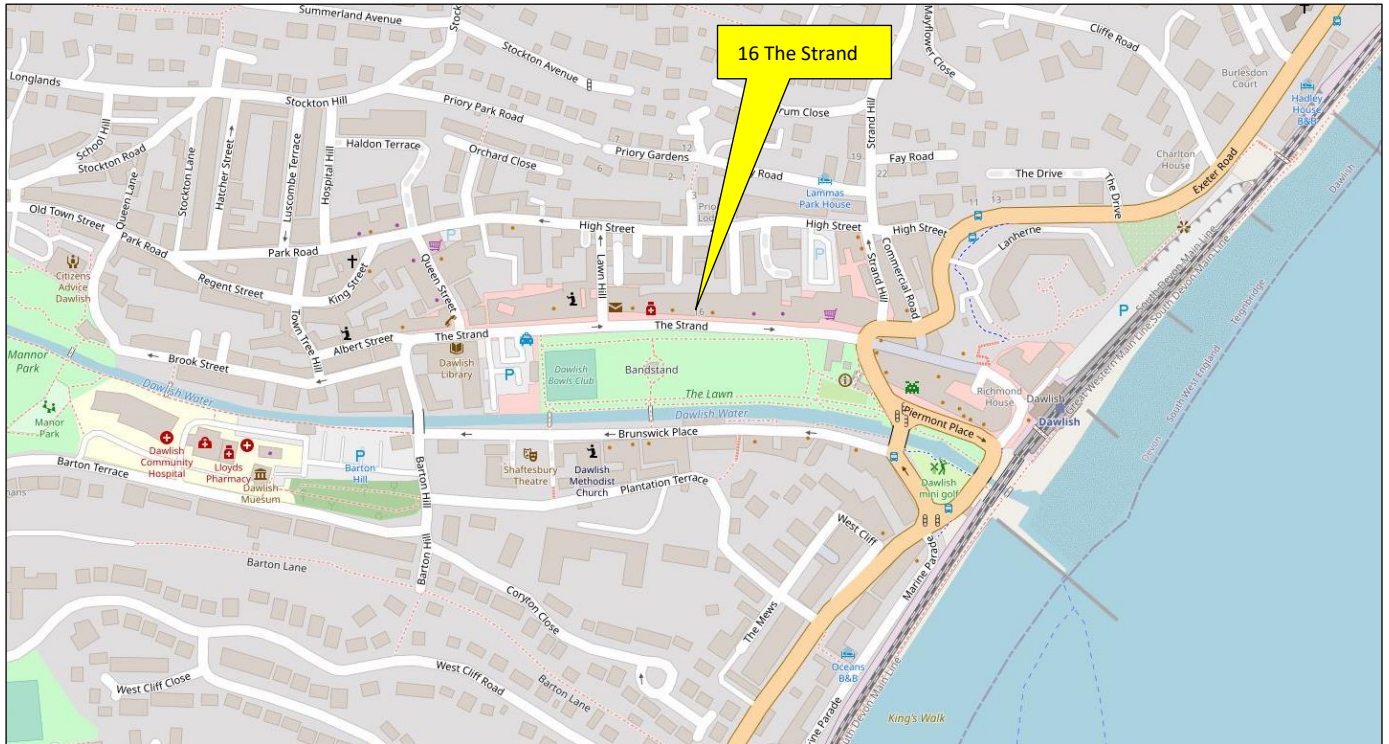
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