

INVESTMENT
RETAIL
OFFICE

INVESTMENT FOR SALE

**TOWN CENTRE GRADE II LISTED PROPERTY
COMPRISING A PROMINENT GROUND FLOOR OFFICE
PREMISES LET TO FULFORDS ESTATE AGENTS**

Ground Floor of 77.4 sq.m (833 sq.ft)

16 THE STRAND, DAWLISH, DEVON, EX7 9PS



An unusual opportunity to acquire the freehold of this prominent Grade II listed investment property in the centre of Dawlish. The Ground floor is currently occupied by Fulford's Estate Agents, with a self-contained 2 bedroom flat over being sold off on a new 999 year lease. This important property is now bought to the market for the first time in over 40 years, offering an excellent investment opportunity in this sought after coastal town.

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SITUATION AND DESCRIPTION

This offers a chance to acquire the freehold of 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 is a spacious self contained 2 bedroomed flat which is being sold off on a new 999 year lease. 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 only a short walk from the property as is the public gardens known as "The Lawn" 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 prominent Investment premises 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**

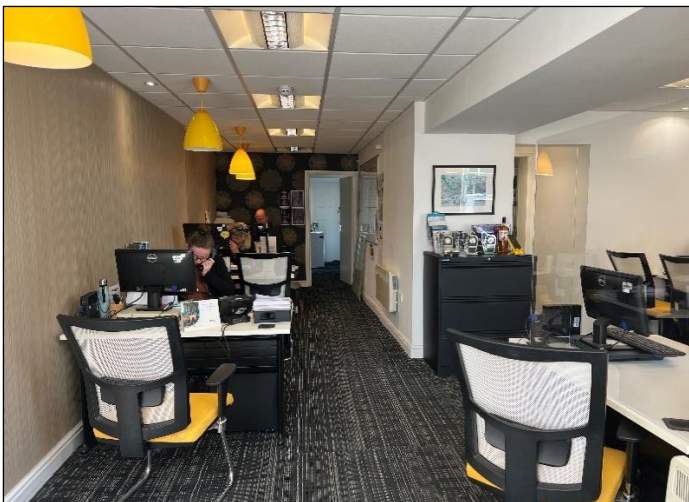
Rear brick and stone store with cobbled floor. Suitable for basic storage.

COURTYARD

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

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



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SERVICES

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

TENANCIES

The current tenancy 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 with an upwards only rent review at 5 years (22nd November 2022).

The lease includes a tenant break clause at the midway point with 6 months prior written notice. We understand the lease is inside of the security of tenure provisions of the landlord and tenant act.

PRICE AND TENURE

Offers are sought in the region of £149,500 for the freehold of this substantial Grade II Listed building currently producing an income of £14,200 per annum and a gross return before purchase costs of 9.5%.

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 be responsible for 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)

Energy performance certificate (EPC)			
18 The Strand DAWLISH EX7 9PS	Energy rating	Valid until:	23 February 2033
	C	Certificate number:	0173-5085-7542-5393-8361

Property type	Offices and Workshop Businesses
Total floor area	83 square metres

Rules on letting this property

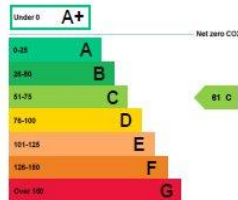
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	47 B



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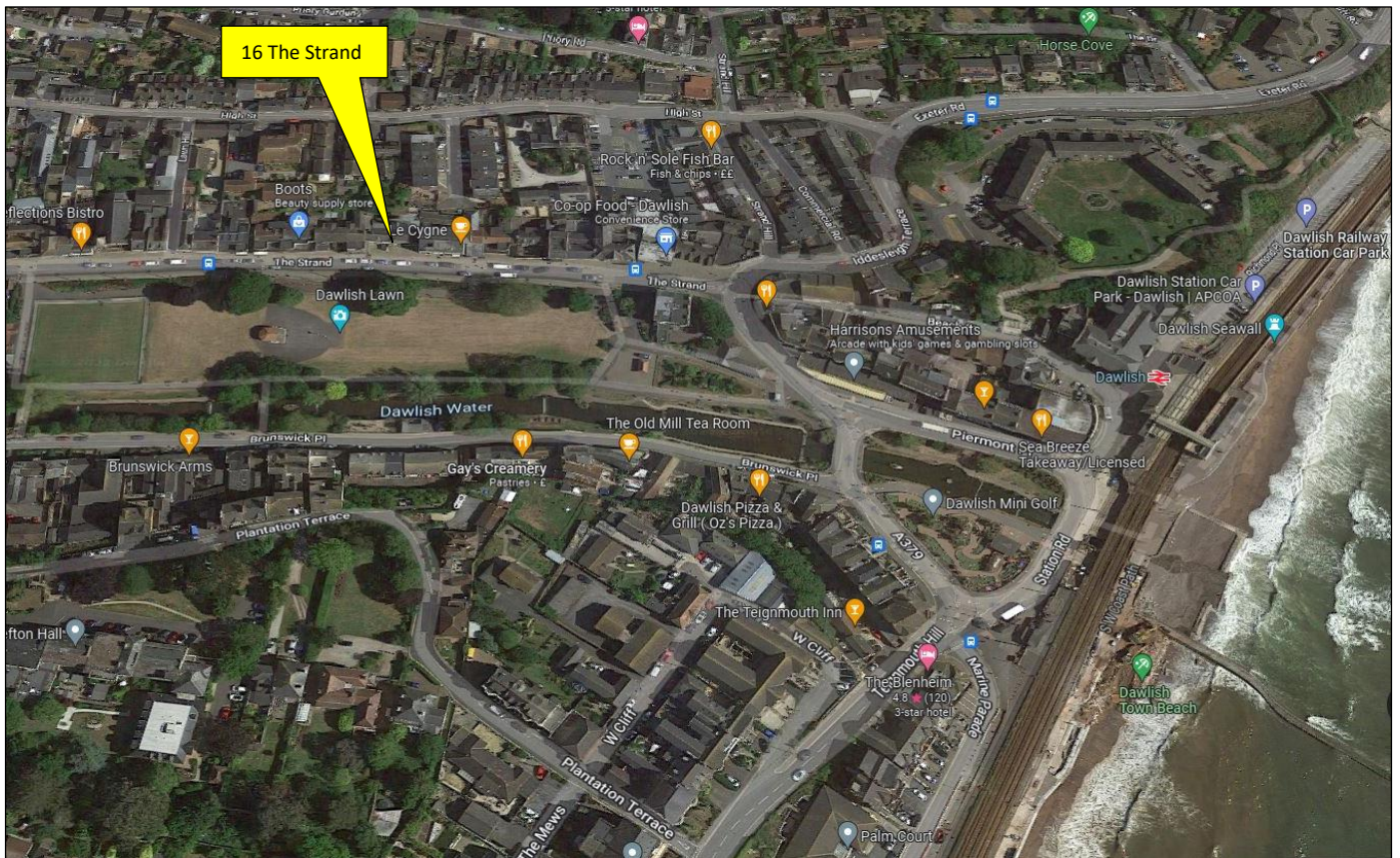
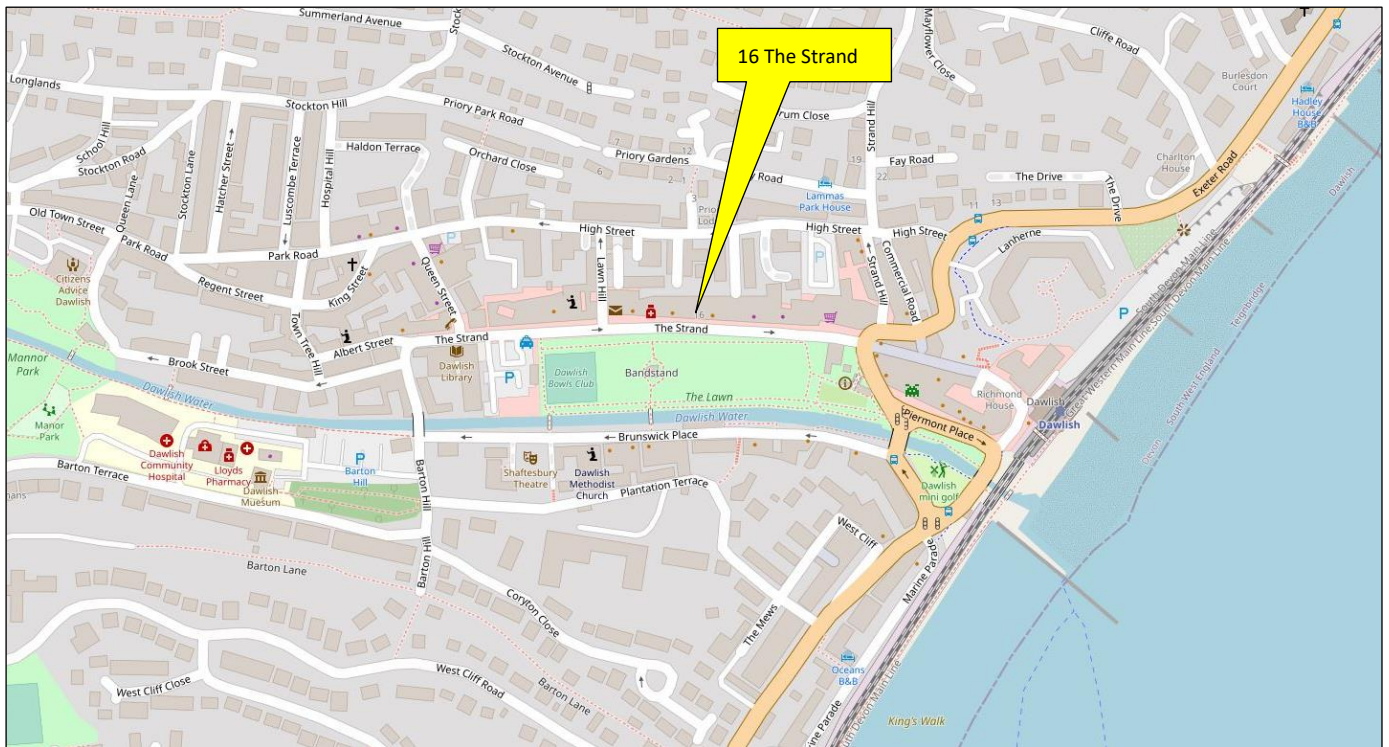
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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