

INVESTMENT  
OFFICE  
RETAIL

# FOR SALE

## TOWN CENTRE INVESTMENT/ OWNER OCCUPIER PREMISES GROUND FLOOR RETAIL UNIT IN PROMINENT LOCATION

Approximately 94 sq.m (1,010 sq.ft)

**4 – 5 PIERMONT PLACE, DAWLISH  
DEVON, EX7 9PH**



Freehold town centre Investment property prominently located fronting the main road through the popular coastal town of Dawlish. The premises comprise a Ground floor retail premises with 2 flats over that have been sold off on a 999 year leases. The shop is currently let but we understand the tenants intend to exercise their lease break in October 2025, and therefore the premises could also suit an owner occupier wishing to trade from the shop. The current tenant has also indicated they would be willing to vacate early if required.

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#### SITUATION AND DESCRIPTION

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 amenities.

The property offers an unusual opportunity to acquire an investment premises in the centre of the town fronting this main road, but also with the potential to either occupy the premises at the end of next year or relet the shop. The shop is arranged as a spacious retail unit at the front leading through to a further showroom at the rear with an Office/ workshop and toilet. The property is suitable for a variety of Retail users, taking advantage of its size and high visibility location, subject to any necessary consents.

#### ACCOMMODATION

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

##### Front Retail Area

**8.93m x 6.70m (24'3" x 16'5") max**

Irregular shaped room with prominent glazed frontage overlooking the town. Accessed via a fully glazed door set within a double fronted shop front. Carpet and vinyl flooring. Strip lighting and power as fitted.



##### Rear Area 2

**2.88m x 2.67m (9'5" x 8'9") max**

Leading from the front area. Offering additional display space. Strip lighting. Vinyl flooring. Door to .....

##### Toilet

Low level WC suite with wash hand basin.



##### Office / Workshop

**6.96m x 2.67m (22'10" x 8'9") max**

Useful office with high level window. Power and light as fitted. Carpeted.



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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 : B 50

### SERVICES

Mains Electricity, water and drainage are available to the premises.

### TENANCY

The Ground floor is let on a 6 year lease from the 5<sup>th</sup> October 2022 at a rent of £9,450 per annum, contracted outside of the landlord and tenant act. The lease contains a rent review and tenant only break clause at the end of the third year. The tenants will contribute 33.3% towards the costs of the maintenance of the premises and the buildings insurance, plus £475 every 6 months towards a sinking fund for future expenditure and buildings insurance.

### PRICE AND TENURE

Offers are sought on a guide price of £125,000 for the freehold subject to and with the benefit of the tenancy of the ground floor retail unit offering an investor a gross return of 7.6% before purchase costs. The 2 flats over have been sold off on 999 year leases.

### RATES

Rateable Value: - £9,200 (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

Each party to be responsible for their own legal costs in the sale.

### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0831)



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### Energy performance certificate (EPC)

Shop 4-5 Piemont Place DAWLISH EX7 9PH	Energy rating <b>B</b>	Valid until: 15 January 2032 Certificate number: 8661-6216-0409-5684-3297
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	112 square metres

### Rules on letting this property

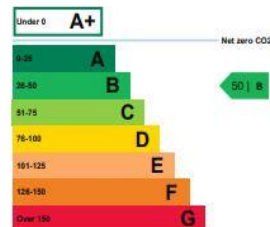
Properties can be let if they have an energy rating from A+ to E.

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 B.



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 **23 | A**

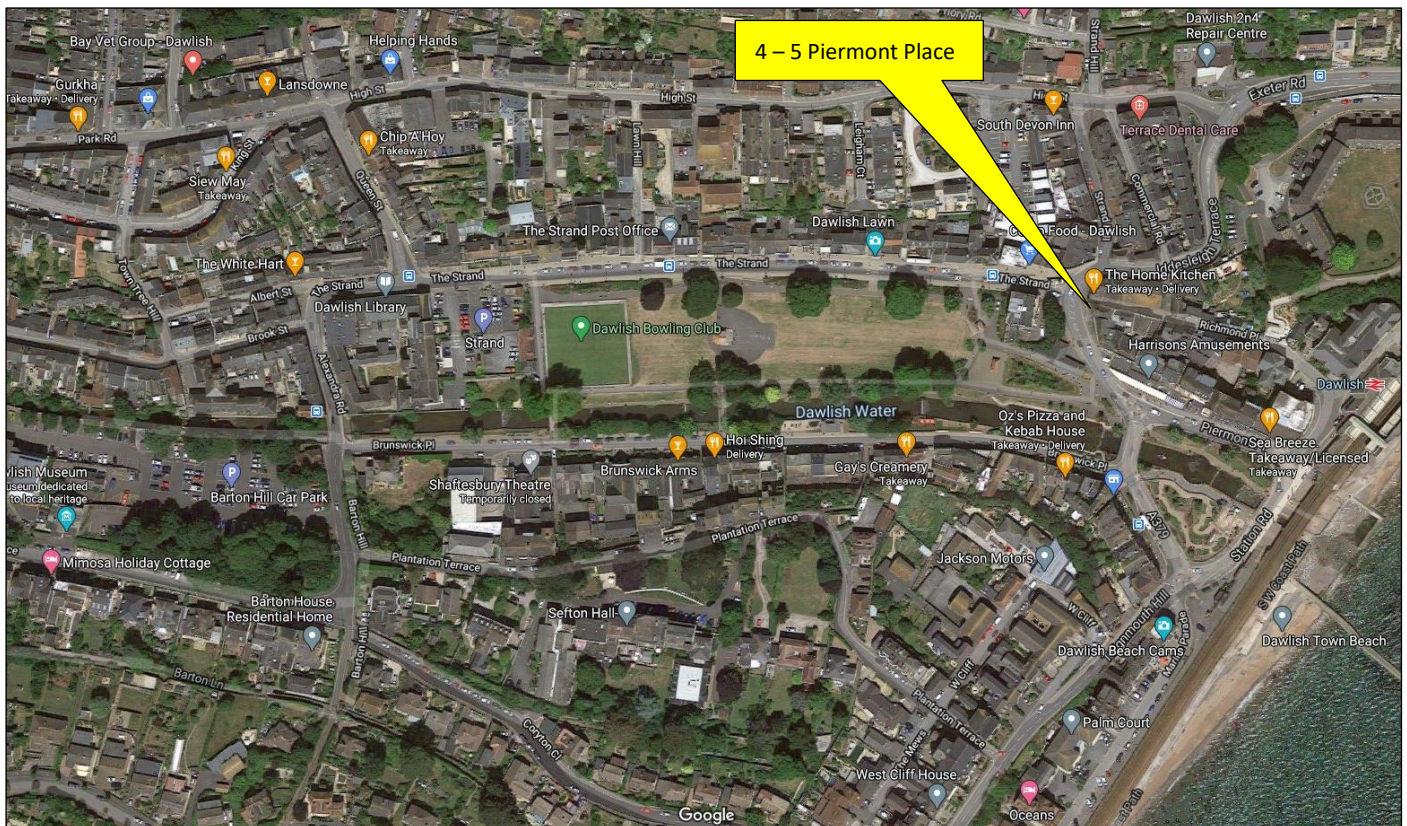
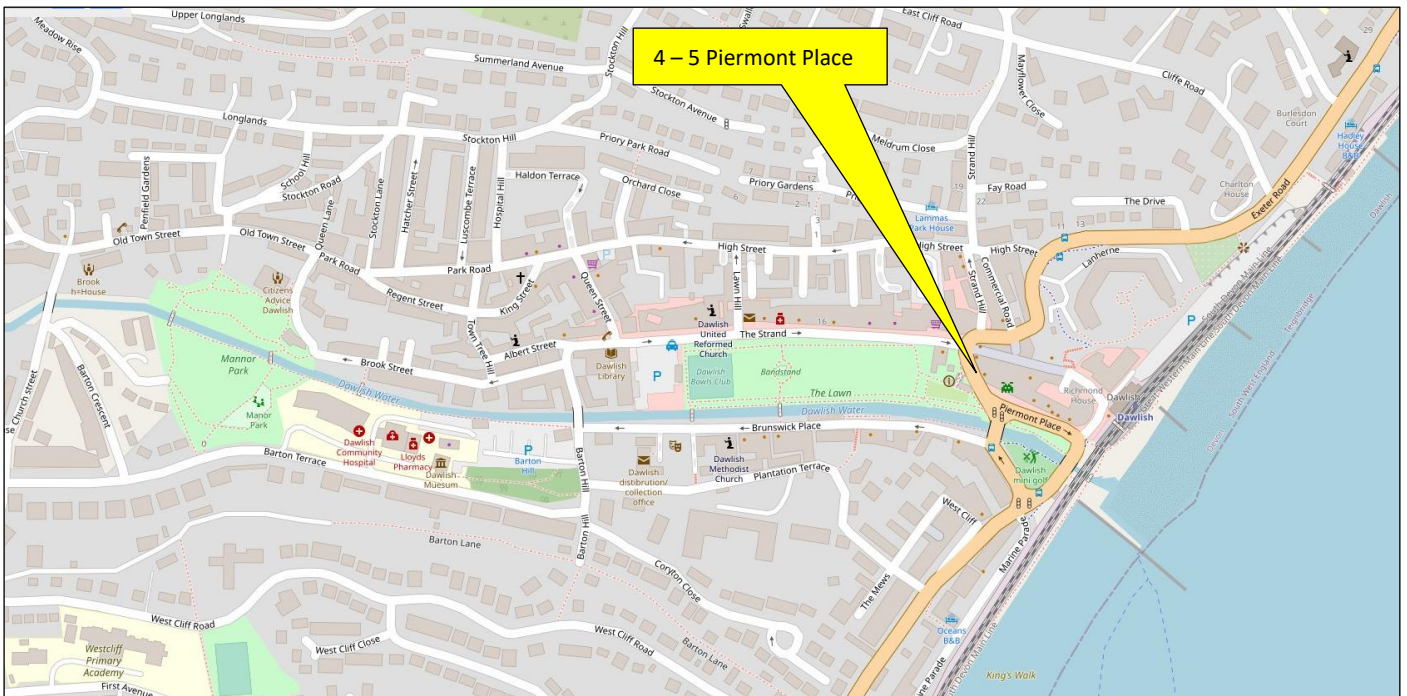
If typical of the existing stock **68 | C**

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.