

TO LET

A PROMINENT SHOWROOM WITH AMPLE PARKING FRONTING THE MAIN COAST ROAD FROM EXETER

Approximately 96.5 sq.m (1,038 sq.ft) with 3 parking spaces to the front

UNIT 4A COMMERCE HOUSE, DAWLISH BUSINESS PARK, SHUTTERTON, DAWLISH, DEVON, EX7 ONH



An opportunity to enter into a lease of this Ground and First Floor Showroom / Mail order premises with glazed shop front behind the security shutter offering good visibility fronting the busy Dawlish to Exeter road, on the Exeter side of the town. These spacious and well-presented Retail premises offer a cost effective opportunity to occupy an edge of town retail unit with 3 parking spaces to the front.

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SITUATION AND DESCRIPTION

Commerce House is prominently located fronting the main coastal road from Torbay through to Newton Abbot, Teignmouth and Dawlish and then onto Exeter. Dawlish is located approximately 12 miles south of Exeter, 9 miles West of Newton Abbot and 4 miles North of Teignmouth. Dawlish has a mainline railway station with services to Exeter and onto London (Paddington). The A379 which forms the picturesque coastal route to Exeter then provides access to the M5 motorway network at junction 30, approximately 10 miles distant, with the City of Exeter offering a wider range of facilities and amenities.

The property offers flexible and well-presented accommodation, with a glazed shop front on the Ground Floor plus a further showroom or Office on the first floor with kitchen and toilet. 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:-

Ground Floor Retail Area **11.35m x 4.14m (37'3" x 13'7") max**

Glazed display frontage with pair of glazed doors behind an electric roller shutter security door with glazed panels either side. LED lighting. Power as fitted. Carpeted. Stairs from the Ground floor to



First Floor Showroom

7.98m x 4.48m (26'2" x 14'8") max

Display window to the front. Carpeted. LED Lighting. Power as fitted.



Kitchen / Stock Area

3.97m x 3.46m (13'0" x 11'4") max

Worktop with inset stainless steel sink unit and single drainer with cupboards under. Electric water heater. Space for fridge. Window to rear. LED lighting. Power as fitted.



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Toilet

Low level WC suite. Window.

EXTERNALLY

To the front of the property is a shared car parking area with 3 parking spaces allocated to this Unit.

AGENTS NOTE

The tenants have installed an aircon / heating and an alarm, both of which are available to purchase by separate negotiation. Some of the shop fittings are also available if required. Full details on request.

RENT AND TENURE

A rent of £8,000 pax is sought for the remainder of a 3 year FRI lease which commenced on the 1st July 2024 and expires on the 30th June 2027. There is not a rent review during the term of the lease. The lease is granted outside of the security of tenure provisions of the Landlord and Tenant Act.

Alternatively a new 3 or 6 year lease is available direct from the Landlords. Full details on request.

BUILDINGS INSURANCE

The tenants will reimburse the landlords for a fair proportion of the Buildings Insurance premium.

RENT DEPOSIT AND REFERENCES

A rent deposit and references are required, subject to tenant status. Full details available from the agents.

VAT

VAT is charged on the rent.

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)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A full version is available to download from the web site. The rating is : E 101

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs, for dealing with the assignment of the lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0853)



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Energy performance certificate (EPC)

Unit 4A Dawlish Business Park Dawlish EX7 0XH	Energy rating E	Valid until: 6 December 2031 Certificate number: 0056-9951-5102-9134-0248
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Property type: B1 Offices and Workshop businesses
Total floor area: 105 square metres

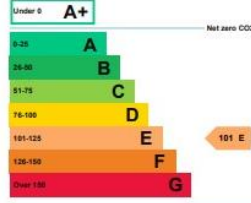
Rules on letting this property

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

Energy rating and score

This property's energy rating is E.

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	A+	Net zero CO2
0-25	A	
26-35	B	
36-45	C	
46-55	D	
56-65	E	101 E
66-75	F	
76-85	G	

How this property compares to others

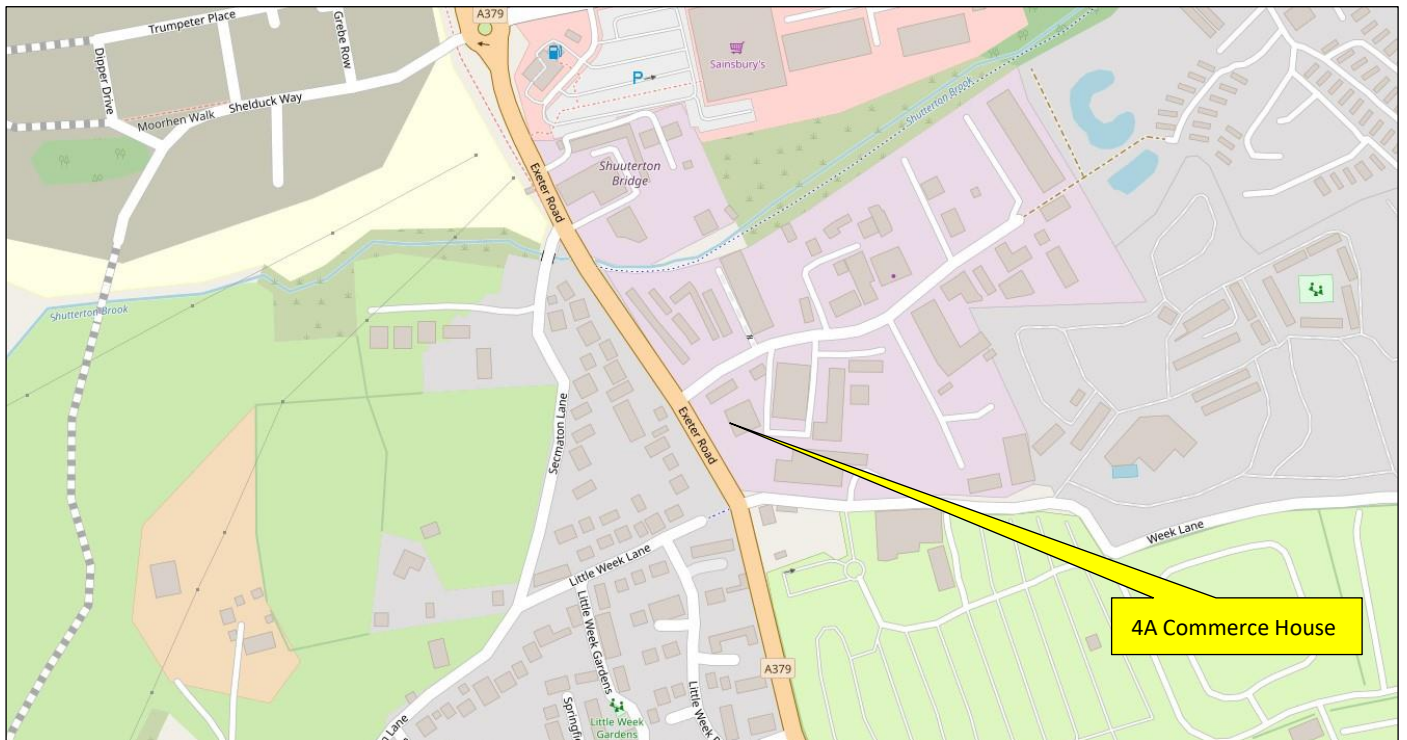
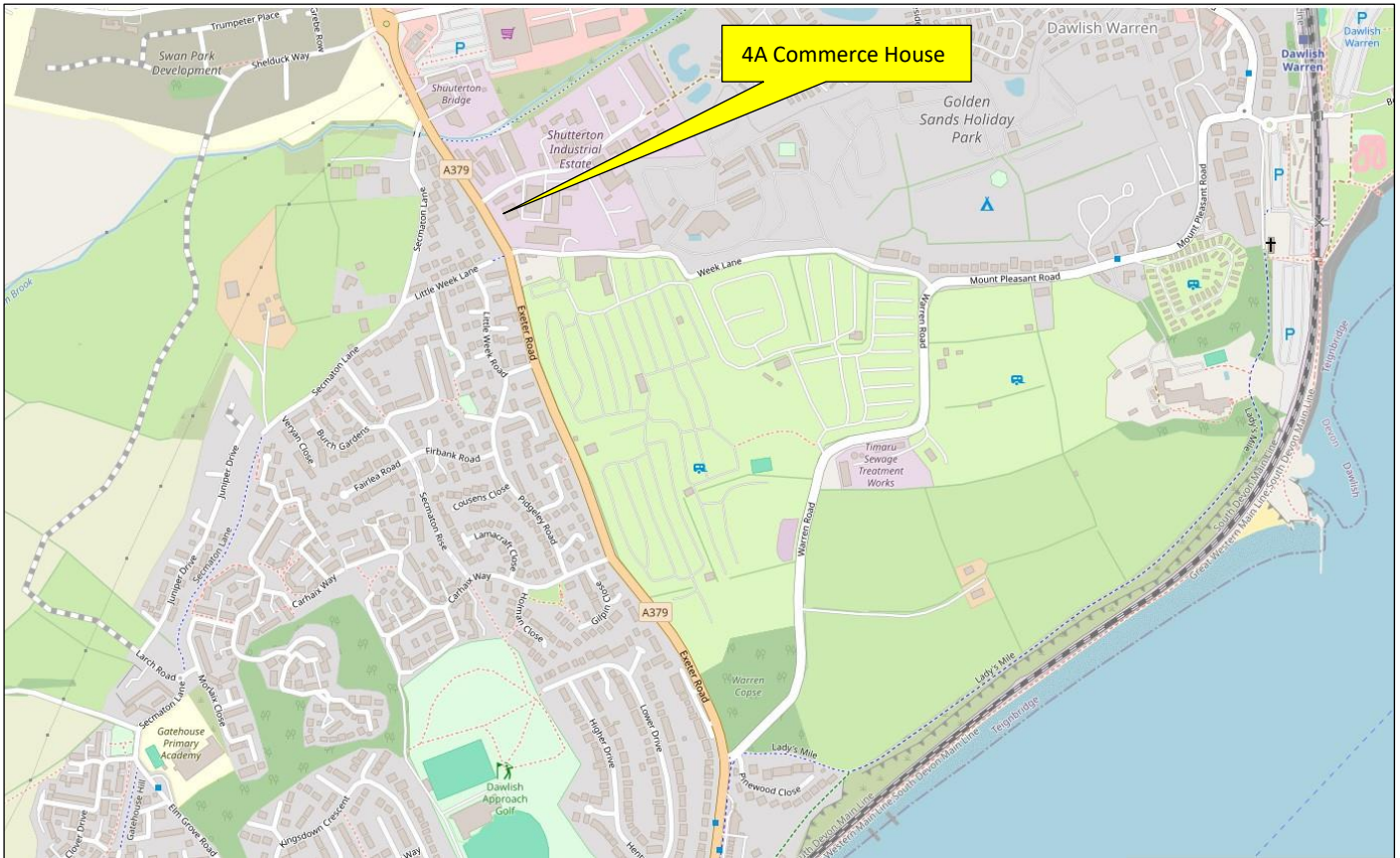
Properties similar to this one could have ratings:

If newly built	35 B
If typical of the existing stock	103 E

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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.