

Underhill

ESTATE AGENTS

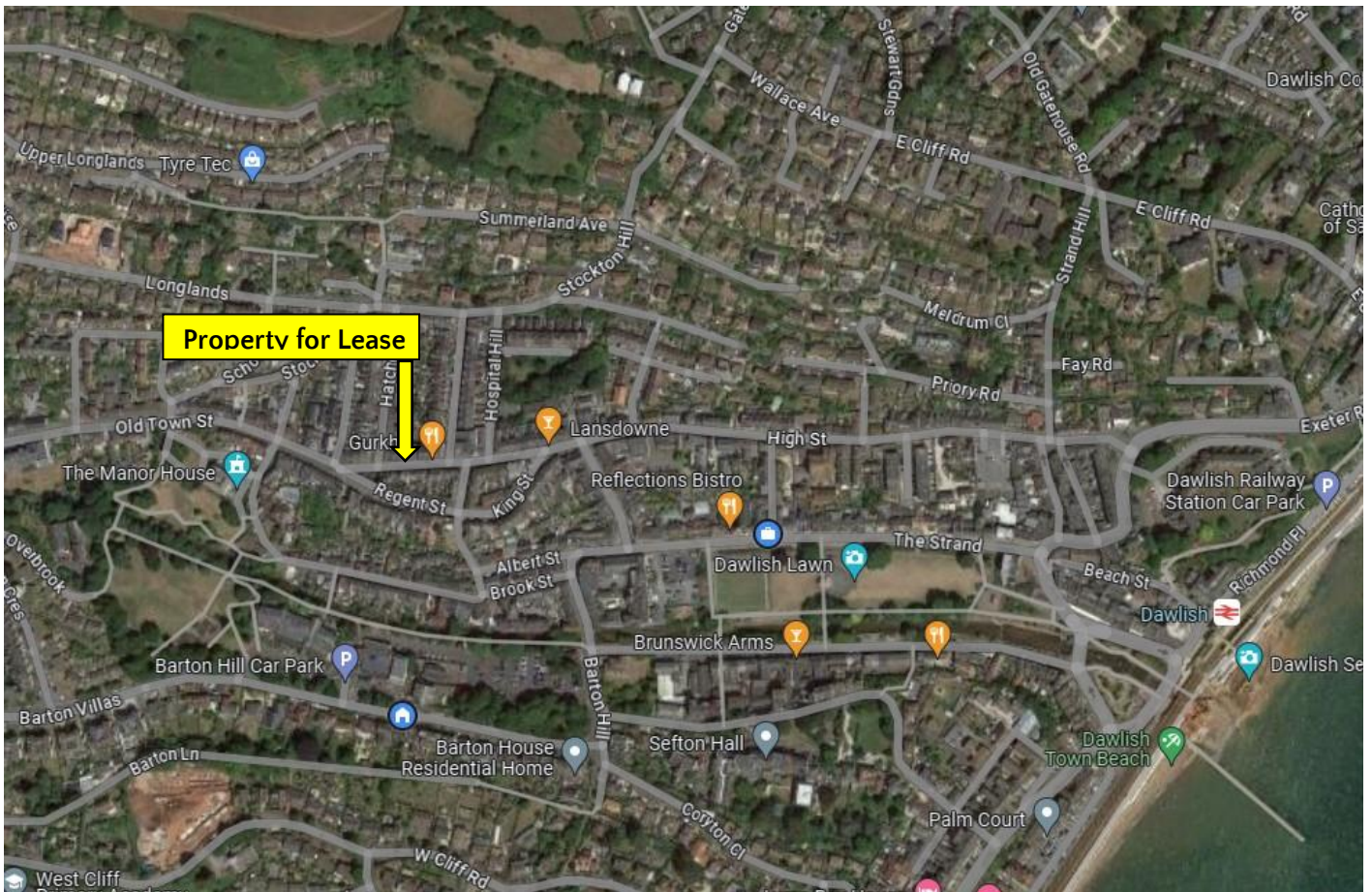
Commercial Rental

Retail Unit for Lease

32 Park Road,
Dawlish,
EX7 9LJ

Underhill are delighted to offer for lease this flexible commercial space in Dawlish Town Centre. The property could be adapted to suit the leaseholders' commercial interests and would suit a wide variety of potential users subject to all necessary consents and the landlord's approval. With 2 large rooms and a rear storage space and kitchen area, this property lends itself to a variety of potential uses; previous tenants include a shop, a hairdresser and, most recently, commercial offices. The property is on one of the main routes into town and has a range of restaurants, bars and shops on it. A new business could be enhanced through collaborating with the established Chamber of Trade, through which local businesses cooperate for mutual benefit. Dawlish is an established diverse community, with many interest groups, an established tourism trade and good transport links. Viewings are highly recommended.





Background Area Information

Dawlish is an established town which is growing with domestic and commercial building developments. The population is substantially boosted during the summer months due to a range of established holiday parks and privately let holiday accommodation.

This property has been occupied by a range of successful businesses and is now vacant, ready for a new tenant to trade from. It would suit a wide variety of potential users subject all necessary consents and landlord approval; counter trade or like-minded business would be particularly suited, as would use as an office.

The town is located approximately 10 miles south of Exeter, 2 miles North of Teignmouth and 9 miles west of Newton Abbot, on the coastal A379 road. This road enables access to the A380 and M5, both approximately 30 minutes' drive away, giving wider access to the South West and beyond. The town has good public transport links, with local bus routes, very close to the property. A local train station connects the town to mainline rail routes. A business park is adjacent to the A379 on the Exeter side, approximately 1 mile from the property.

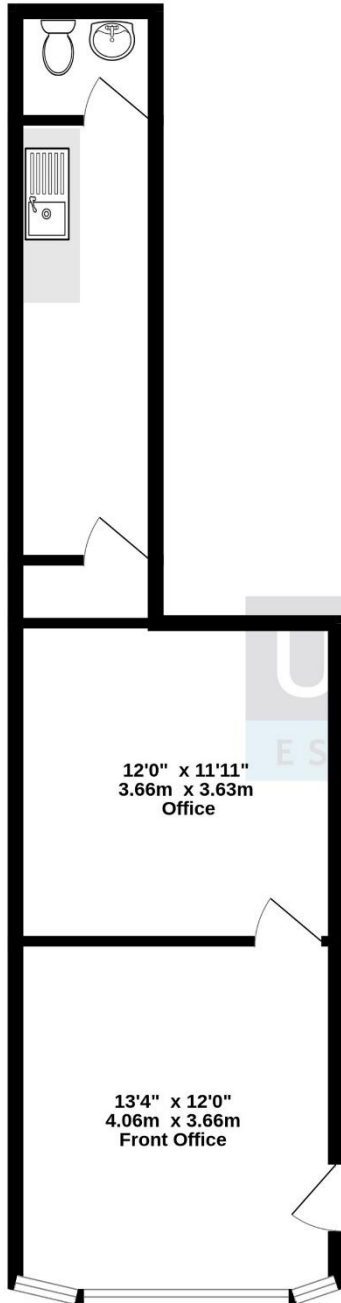
Unit Features and description

- Retail or office potential
- 2 workspaces
- Storage area
- Kitchen area

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



Floorplan



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TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room 1:

- The room is brightly lit by a large shop window, which is currently obscured by glazing film.
- The room is currently laid out as an office and could be remodelled in a variety of ways to suit individual business needs.
- A stud wall has been built with a wooden door through to:



Room 2:

- This smaller room is also laid out as an office.
- The room leads to three steps leading to:



Kitchen and Store:

- This long room contains large storage shelving.
- A small kitchen area installed at the far end.



- A small kitchen area provides a sink, space for an undercounter fridge and other appliances.
- The countertop provides space for a microwave, kettle etc.
- This room leads to a W.C. with toilet and pedestal handbasin.
- NB. The water meter for the property is shared with a domestic flat next door. An agreement for a contribution to the water costs will be discussed ahead of the lease signing.

Energy performance certificate (EPC)

i This certificate has expired. You can [get a new certificate](#).

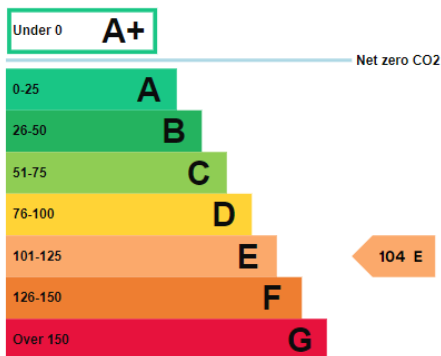
30, Park Road DAWLISH EX7 9LJ	Energy rating E
This certificate expired on 21 August 2021	Certificate number 0980-3977-0319-8810-6094

This certificate has now expired, an up-to-date assessment is being undertaken.

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	93 square metres

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.

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	92 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	195.83

Rent

A rent of £695 per month is payable in advance by standing order. This equates to an average of £160 per week.

Service charge

The tenant will be asked to make a reasonable contribution towards the electricity for the communal area of the building as well as a proportionate contribution to the buildings insurance. The water supply for the property is shared with a domestic flat next door. An agreement for a contribution to the water costs.

The tenant is responsible for the necessary rates, upkeep of the property, in line with the lease agreement. An electrical breaker unit is situated in room 1 for the convenience of tenants. The electricity meter is situated in a cupboard in the communal lobby area. The tenant is responsible for paying their electricity charges promptly.

Lease

A new 6-year FRI lease is available with an upwards only rent review at the end of the third year. The tenant shall have the option to terminate the lease after 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,

Rates

Rateable Value: - tbc

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 services

We are informed that mains water, drainage and electricity are installed 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.

Business Lease

Shared on request

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