

FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY ON THE SHUTTERTON BUSINESS PARK IN DAWLISH

Approx. 90.5 sq.m (975 sq.ft) on Ground Floor plus Office of 34 sq.m (366 sq.ft) so totalling 124.5 sq.m (1,340 sq.ft) plus 6 allocated car parking spaces.

**UNIT 4 IMPERIAL HOUSE, DAWLISH BUSINESS PARK,
SHUTTERTON, DAWLISH, DEVON, EX7 0NH**



An unusual opportunity to acquire the freehold of an Industrial Investment comprising an end of terrace Industrial Unit on the popular Shuterton Business Park on the Exeter side of Dawlish with the benefit a recently completed 6 year lease. The accommodation comprises a workshop on the Ground Floor, with kitchen and toilet, plus 2 spacious offices on the first floor. To the front is parking for up to 6 vehicles.

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SITUATION AND DESCRIPTION

Dawlish is a popular resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. 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. The Business Park is located adjacent to the A379 on the Exeter side, with the town centre approximately 1 mile from the property offering a good range of local facilities.

The Dawlish Business Park is located on the Exeter side of Dawlish close to the Sainsburys Supermarket, and offers a range of units and users from manufacturing, Storage and Trade Counter users. The units is arranged as a workshop on the ground floor with 2 Offices on the first floor mezzanine. To the front is a generous parking area with up to 6 car parking spaces. The premises are offered as an Investment being occupied by a local Garage Business on new 6 year lease completed on the 1st March 2024.

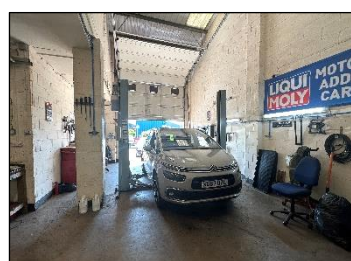
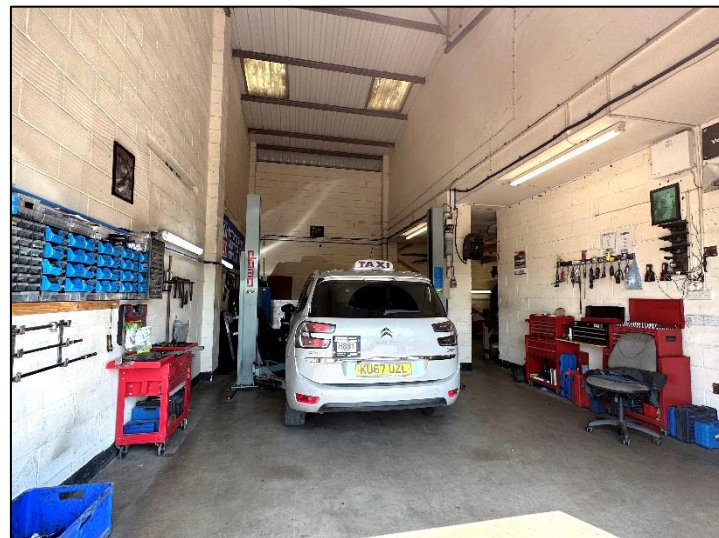
ACCOMMODATION

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

Workshop

10.18m x 8.89m (33'4" x 29'2") max

Glazed pedestrian door with glazed side panel from the front forecourt area with an Up and Over door providing good vehicular access 4.47m high by 3.59m wide (14'6" x 11'9") max. Concrete floor with strip lighting and power as fitted. Translucent roof lights offering good natural light.



Toilet

WC suite with wash hand basin. Window. Tiled splashbacks. Electric water heater.

Kitchenette

1.79m x 0.97m (5'10" x 3'2") max

Stainless steel sink inset into worktop with cupboards under. Tiled splashbacks.

Entrance Hall

Stairs leading up to a landing with doors to

Office No 1

4.37m x 3.08m (14'4" x 10'2") max

Large window to front. Carpeted. Strip lighting and power as fitted. Electric wall mounted heater.



Office No 2

4.69m x 4.37m (15'5" x 14'4") max

Large office with window to one elevation. Strip lighting and power points as fitted. Electric wall mounted heater.

EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with 3 car parking spaces. To the rear of this is a stoned area offering a further 3 car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained. A summary is below, a full copy can be downloaded from the web site. The rating for the property is: - D 86 (Valid until 5th July 2033)

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TENANCY

The premises are let on a 6 year lease dated the 1st March 2024 to Luke Holland at a rent of £11,000 pa with a tenant only break clause and a rent review on the 1st March 2027. The tenants are to keep the property in good repair and condition. The lease is granted within the Landlord and Tenant Act 1954. The rent includes the Buildings insurance premium which was £262.57 (10/11/2023 – 09/11/2024)

PRICE AND TENURE

Offers are invited in the region of £147,500 for the freehold subject to and with the benefit of the tenancy as at completion. This would show an investor a return of just over 7.25% before purchase costs. We are advised VAT is not payable on the sale.

RATES

Rateable Value: - £10,000 (2023 valuation)
We understand qualifying businesses could benefit from a Business Rates reduction of up to 100% under the Small Business Rate Relief scheme. Full details from Teignbridge District Council.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0746)

Energy performance certificate (EPC)

Unit 4 Imperial House
Dawlish Business Park
Shutterton
Dawlish
EX7 0NH

Energy rating
D

Valid until: 5 July 2033

Certificate number: 2064-6872-2667-4168-8386

Property type

Offices and Workshop Businesses

Total floor area

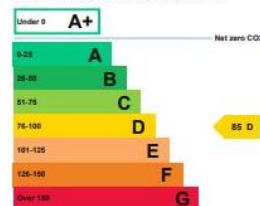
135 square metres

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 D.



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

10 A

If typical of the existing stock

39 B



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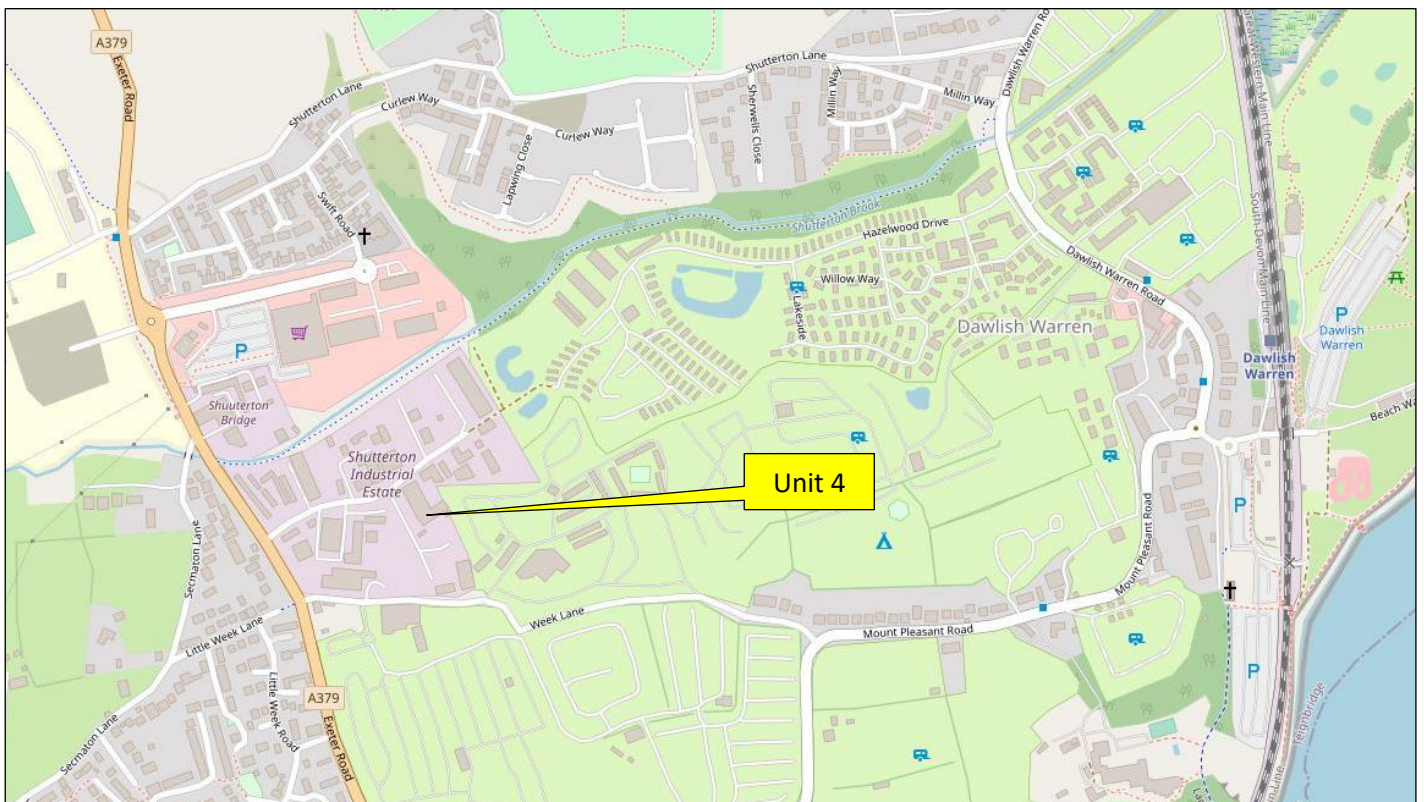
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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