

INVESTMENT FOR SALE

TOWN CENTRE INVESTMENT PROPERTY COMPRISING GROUND FLOOR RETAIL LET TO OPTICIANS WITH LARGE FLAT OVER IN SOUGHT AFTER COASTAL TOWN

Ground Floor of 73.2 sq.m (788 sq.ft) plus spacious 2 Bedroom Flat over

31 THE STRAND, DAWLISH, DEVON, EX7 9PT



An unusual opportunity to acquire the freehold of this prominent investment property in the centre of Dawlish. The Ground floor is currently let to Bill Optical Group Ltd who are part of the Hakim Group Ltd who we understand are one of the largest Independent Opticians in the country with over 500 locations across the UK and Ireland. On the first and second floors is a self-contained 2 bedroom with its own access off The Strand. This offers an excellent investment in this sought after coastal resort.

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SITUATION AND DESCRIPTION

This offers a chance to acquire a substantial property in the centre of Dawlish, occupying one of the best locations in the town. The property is currently let to the Bill Optical Group Ltd who are part of the Hakim Group Ltd who we understand are one of the largest Independent Opticians in the country. On the first and second floors with its own access is a spacious well presented 2 bedroom flat. 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 substantial Investment premises in a sought-after location.

ACCOMMODATION

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

Reception/ Retail Area

7.70m x 3.50m (25'3" x 11'6") max

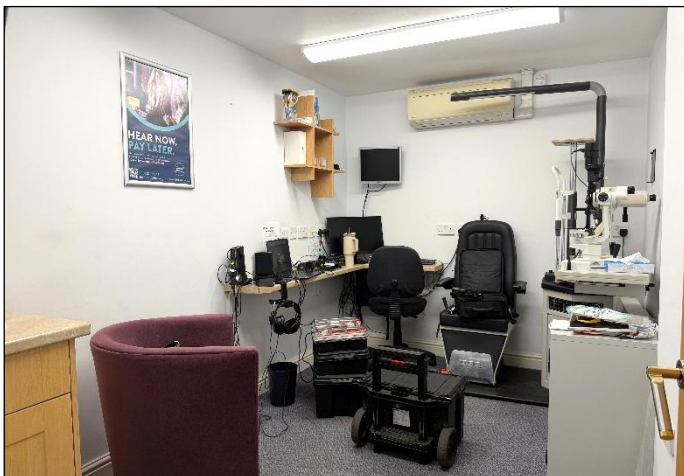
A spacious area with deep glazed window with glazed entrance door. Carpeted. Suspended ceiling with integrated spot lights and LED panels. Ceiling mounted aircon cassette.



Consultation Room No 1

3.66m x 2.26m (12'0" x 7'5") max

LED lighting. Carpeted. Vanity Basin with cupboards under. Wall mounted aircon unit.



Consultation Area

1.87m x 1.50m (6'1" x 4'11") max

Benching and shelving as fitted.

Consultation Room No 2

3.68m x 2.64m (12'0" x 8'8") max

Wall mounted air con unit. Carpeted. LED lighting as fitted. Vanity basin with storage under.



Staff Room / Kitchen

**3.61m x 2.17 plus 1.51m x 1.17m
(11'10" x 7'2" plus 4'11" x 3'10") max**

Benching to one wall. Stainless steel sink unit with single drainer inset into worktop with cupboards under. Wall cupboards. Power as fitted. LED lighting.



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Internal Corridor

8.35m x 1.52m (27'4" x 4'11") max

Useful storage with benching to one end with wash hand basin. Doors to the consultation rooms.



Consultation Area

2.38m x 1.36m (7'10" x 4'5") max

LED lighting. Carpeted. Power as fitted.

Toilet

Low level WC suite with vanity basin with cupboards under. Altro flooring.

THE FLAT

Separate entrance door off the strand leads into a spacious Ground floor entrance lobby. Stairs leading up to

FIRST FLOOR

Landing

Doors leading to

Sitting Room / Dining Room

6.68m x 3.37m (21'11" x 11'0") max

Spacious room with large bay window to the front overlooking Dawlish Green and the Bowling lawn. Marble fireplace with inset electric fire. Power as fitted. Eclectic wall heater. Carpeted.



Kitchen

3.74m x 2.53m (12'3" x 8'3") max

Galley style kitchen with range of wall and base units to 2 sides. Ample worktops with an inset stainless steel sink unit with single drainer. Electric cooker point. Space for fridge. Under counter plumbing for washing machine and dishwasher. Vinyl flooring. Power and lighting as fitted. Attractive outlook with a window to one end overlooking the Dawlish Green and the Bowling club.



Separate Toilet

Located off of the landing with a low level WC suite. Window. Vinyl flooring.

Bathroom

3.65m x 2.72m (11'11" x 8'11") max

Spacious room with a white suite comprising a panelled bath, vanity wash hand basin with storage under, Window. Wall mounted electric heated towel rail. Low level WC suite. Spot lighting. Corner glazed shower cubicle with Mira electric shower unit. Part tiled walls. Vinyl floor covering. Alcove storage shelving.

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Bedroom No 1 3.98m x 3.81m (13'0" x 12'6") max
Window. Carpeted. Electric wall mounted heater.



SECOND FLOOR
Bedroom No 2 4.42m x 2.52m (14'6" x 8'3") max
Stairs up from landing. Lovely bay window overlooking Dawlish Green and the Bowling Green. Carpeted. Electric wall heater.



ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained for the ground floor Opticians. A full version is available to download from the web site. The rating for the Office is: B 28. The Flat has a rating of: E 41

SERVICES

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

TENANCIES

The current tenancies and occupation details for the property are as follows: -

Ground Floor Retail Premises

The premises are let on a 5 year Landlord External / Tenant Internal repairing lease to Bill Optical Ltd, who are part of the Hakim Group, from the 30th April 2025 (Expires on 29th April 2030) at a rent of £8,300 per annum payable quarterly in advance. There is not a rent review or break clause. The lease is within the Landlord and Tenant Act. The tenant reimburses the landlord for the buildings insurance premium.

The Hakim Group is a registered trademark of HO2 Management Limited (Company No: 05476134) which we believe are the largest family of independent opticians in the UK and Ireland with a turnover of £243 million and over 400 outlets.

First Floor Flat

The flat is currently occupied on an AST agreement from the 6th February 2023 at a rent of £600 per calendar month (£7,200 per annum)

PRICE AND TENURE

Offers are sought in the region of £209,500 for the freehold of this well located property currently producing an income of £15,500 per annum but with potential to increase the rent of the flat. This offers a gross return before purchase costs of just under 7.5%.

VAT

We understand that VAT is not payable on the rent or the sale price on this occasion.

RATES

Rateable Value: - £7,700 (2026 Valuation List)
For the Business Rates payable please contact Teignbridge District Council Business Rates Department (01626 361101)

LEGAL COSTS

Each party to bear their own legal costs involved in this transaction.

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

A successful purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0926)



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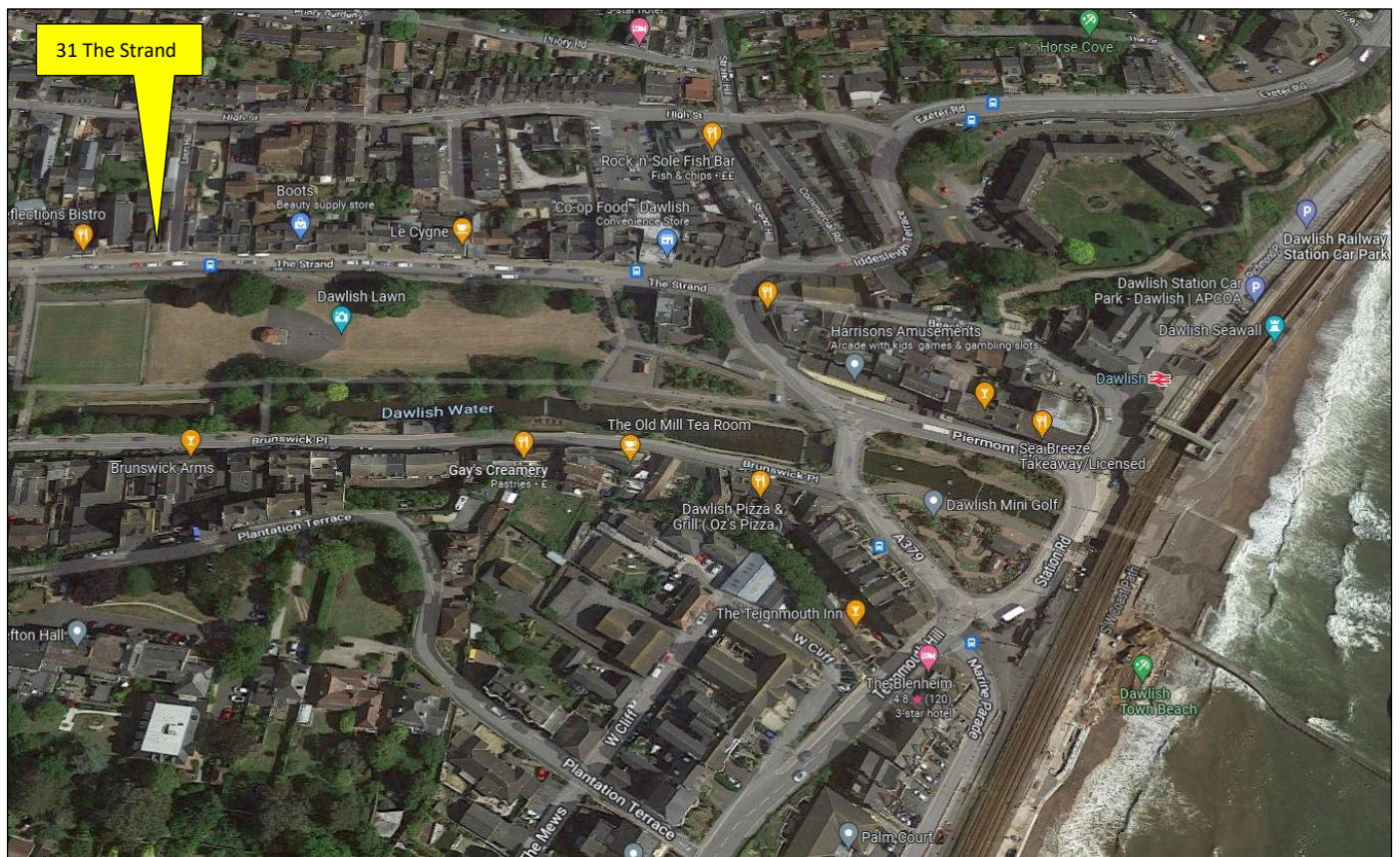
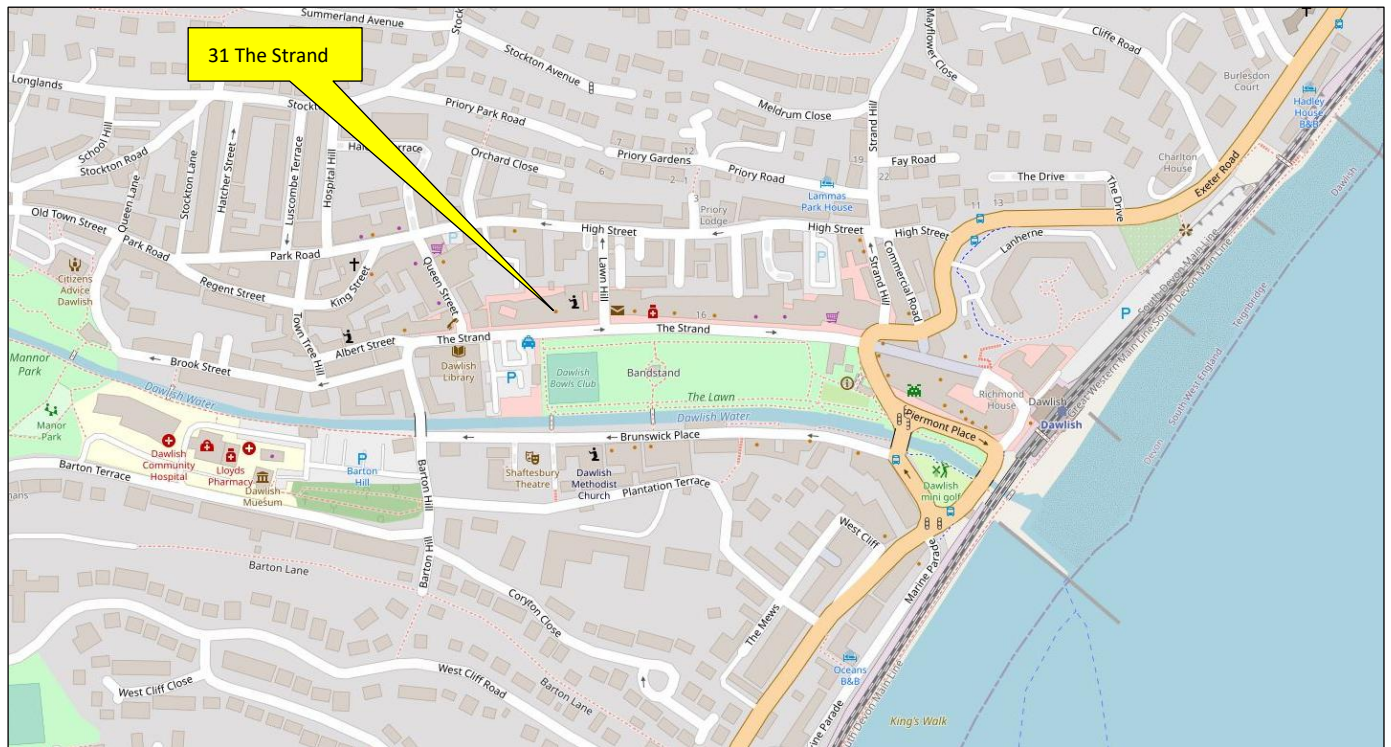
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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