

4-5 Piermont Place

Ref No: 5197

Dawlish, Devon, EX7 9PH



Owner Occupier Opportunity in Prominent Location

Vacant Possession in October 2025 – Potentially Earlier on Negotiation

Investment Potential – Current Rent of £9,450 Per Annum

Gross Internal Area Approx. 94m² (1,010 sq ft)

Prominent Roadside Location in Popular Tourist Town

£125,000 Freehold

Interested in this property?

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LOCATION

4-5 Piermont Place is centrally located on a prominent roadside site, providing convenient access to the rest of the town, as well as the seafront, beaches and railway station. Dawlish is situated approximately 10 miles south of Exeter, 9 miles west of Newton Abbot and 2 miles north of Teignmouth. The town is primarily accessed via the A379, a scenic coastal route connecting Exeter to Newton Abbot and Torbay. The M5 motorway can be reached at Junction 30, approximately 10 miles away, offering excellent transport links to the wider region. Exeter provides a comprehensive range of amenities and services.

DESCRIPTION

The property presents a rare opportunity for an owner-occupier to acquire a prominently positioned retail premises in the heart of the town. Offering a spacious retail area at the front, leading to a further showroom at the rear, along with an office/workshop and toilet, the premises is well-suited to a variety of retail uses, subject to any necessary consents.

The current tenancy is due to end in October 2025, (or earlier on agreement with tenant) the property provides the flexibility to occupy the space or explore the potential for re-letting as an investment opportunity. Its generous size and high-visibility location make it an attractive proposition for businesses seeking a prime trading position.

The accommodation briefly comprises:-

FRONT RETAIL AREA

29' 4" x 22' 0" (8.93m x 6.70m) (max)

REAR RETAIL AREA

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

WC

TENURE

Offered for sale freehold, subject to the two long leasehold flats sold off above (999 year lease) and the commercial tenant's lease.

The commercial tenants lease runs from 5th October 2022 for 6 years, but notice has been given that they are leaving 5th October 2025. The tenants may consider vacating early if required.

BUSINESS RATES

2023 List: £9,200

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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