

# 23 The Strand

Ref No: 5164

Dawlish, Devon, EX7 9PS



## Ground Floor Retail Shop in Prime Location

Net Internal Area: 43m<sup>2</sup> (459 sq ft)

Located in Popular Seaside Town

Ready For Occupation with Smart Retail Fit Out

Eligible for 100% Small Business Rates Relief

Annual Rental of £9,000

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## LOCATION

The property is located on The Strand, a popular trading location in the heart of Dawlish town centre, a seaside town attracting an influx of tourists during the busy summer months. Dawlish is situated approximately 10 miles southeast of Exeter, and 12 miles from Torquay. The Railway Station offers regular train services to Exeter and connections to all major Southwest destinations.

## DESCRIPTION

The current tenant has fitted the shop with a new floor and ceiling, creating a clean and ready to go retail unit. The current tenant is willing to negotiate on some of the shops fixtures if they will be beneficial for ingoing tenant.

The accommodation briefly comprises:-

## RETAIL AREA

23' 9" x 14' 3" (7.24m x 4.35m) (max)

## STOREROOM

9' 5" x 9' 4" (2.88m x 2.85m) (max)

## WC/KITCHENETTE

4' 6" x 6' 0" (1.38m x 1.84m) (max)

## RENT

£9,000 per annum.

## BUSINESS RATES

2023 List: £9,037

**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.

## VAT

The property is not elected for VAT and therefore is not chargeable on rent.

## LEGAL COSTS

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

## EPC RATING C

## VIEWING

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

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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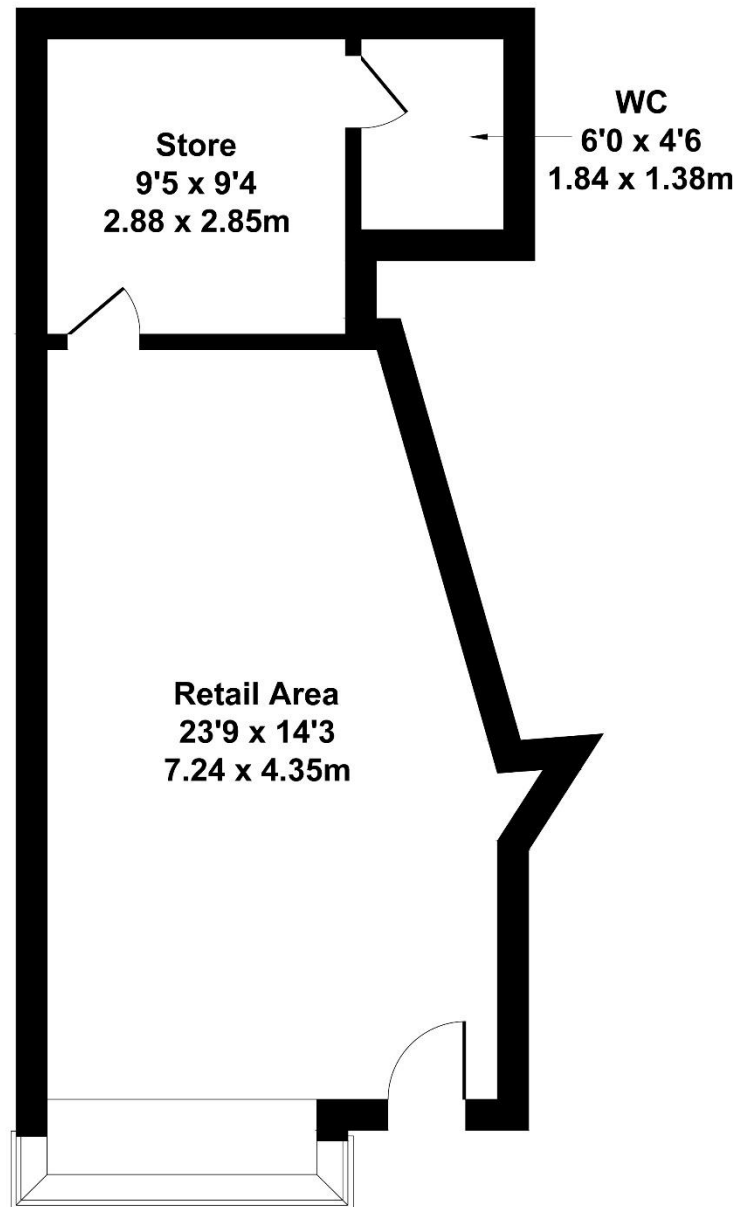


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Approximate Gross Internal Area  
463 sq ft - 43 sq m



Not to Scale. Produced by The Plan Portal 2025  
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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