

34 The Strand

Ref No: 5225

Dawlish, Devon, EX7 9PT



Sizeable Shop Premises in an Excellent Trading Position

Retail Area Approx: 40m² (434 sq ft)

Partitioned Store Rooms, Kitchenette & WC

Suitable for a Variety of Retail or Offices Uses (Subject to Consent)

Viewing Highly Recommended

Annual Rental of £9,204

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



34 The Strand

Dawlish, Devon, EX7 9PT

DESCRIPTION

Conveniently situated shop unit with ancillary space, which is located in a prime position in the town centre, close to a public car park, railway station, shops and beach. It has a good window display area and would suit a variety of different trades or businesses.

Dawlish has a good variety of local independent shops and there are very few empty units in the town. The town is expanding so there is generally good year-round trade, while there is a long summer season when thousands of visitors come to the area.

The accommodation briefly comprises:-

MAIN SHOP

12' 3" x 24' 0" (3.73m x 7.32m)

Ample power points, air conditioner, spotlights, large display window.

REAR SHOP AREA

11' 8" x 11' 8" (3.56m x 3.56m)

Partitioned into two storage rooms.

KITCHEN

Single drainer stainless steel sink unit, water heater, cupboards and shelving.

WC

LEASE

New lease with terms to be agreed.

RENT

An initial rent of £9,204 per annum, exclusive of rates, payable monthly in advance.

RATEABLE VALUE

2023 List: £5,800.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge District Council.

MAIN SERVICES

Electric, water and mains drainage.

EPC RATING C

VIEWING

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

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.leasebusinesspremises.co.uk



www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

