

4-5 Piermont Place

Ref No: 5349

Dawlish, Devon, EX7 9PH



Prominent Retail Unit Available To Let

Well-Presented & Prominently Located Retail Premises in Dawlish Town Centre

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

Large Glazed Shop Frontage onto the Main Dawlish to Exeter Road (A379)

Suitable for a Variety of Retail and Showroom Uses (STP)

Monthly Rental of £795

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The property occupies a highly prominent trading position fronting the busy A379, which runs through Dawlish linking Exeter, Newton Abbot, Teignmouth, and Torbay. Dawlish itself is a popular coastal town, located approximately 10 miles south of Exeter, 9 miles west of Newton Abbot and 2 miles north of Teignmouth.

The premises benefit from excellent visibility to passing traffic and are centrally located with easy access to the town centre amenities, seafront, and railway station. This location would suit retailers looking for a strong roadside presence and convenience for both local residents and visitors.

DESCRIPTION

This is a rare opportunity to acquire a new lease of a spacious ground floor retail unit in Dawlish.

The accommodation is well presented and comprises a large open-plan retail/showroom space to the front with excellent display windows, leading through to an additional display area, office/store/workshop and WC facilities.

The property has most recently traded as a bike shop, and prior to that as a flooring showroom. It offers great flexibility and would suit a range of occupiers seeking prominent visibility in a busy coastal town.

The accommodation briefly comprises:-

FRONT RETAIL AREA

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

Irregular shaped room with glazed frontage, glazed entrance door, carpet and vinyl flooring, strip lighting, and power.

REAR AREA 2

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

Additional display space, vinyl flooring, strip lighting.

OFFICE/STORE/WORKSHOP

22' 10" x 8' 9" (6.96m x 2.67m)

Useful additional space with high level window, carpeted, power and lighting.

TOILET

Low level WC with wash hand basin.

APPROXIMATE GROSS AREA: 94m² (1,010 sq ft)

TENURE

Available by way of a new lease for a term of 6 years, contracted outside of the Landlord & Tenant Act.

The lease includes an upwards only rent review and tenant-only break clause at the end of the 3rd year.

The tenant will also contribute 33.3% towards building maintenance and insurance, plus a sinking fund of £475 every 6 months.

RENT

£9,540 per annum exclusive (payable monthly in advance at £795 per month).

BUSINESS RATES

2026 List: £10,000

The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

The incoming tenant will be required to contribute £950 + VAT towards the landlord's legal costs for the preparation of the lease.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. 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.leasebusinesspremises.co.uk

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