

4-5 Piermont Place

Ref No: 5197

Dawlish, Devon, EX7 9PH



Freehold Commercial Unit in Prominent Location

Offered For Sale with Vacant Possession

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

Investment Potential – Previous Rent of £9,540 Per Annum

Prominent Roadside Location in Popular Tourist Town

£112,500 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



4-5 Piermont Place

Dawlish, Devon, EX7 9PH

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 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 with Vacant Possession and subject to the two long leasehold flats sold off above (999 year lease).

BUSINESS RATES

2026 List: £10,000

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.

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



4-5 Piermont Place

Dawlish, Devon, EX7 9PH



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



RICS

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

