

Underhill

ESTATE AGENTS

Commercial Rental

Retail Unit for Lease

9 Mannings Yard
Exeter Road
Dawlish
EX7 0LX

This is a rare opportunity to lease this large commercial space on the outskirts of Dawlish, near Shutterton Industrial Estate, Sainsbury's and Pride Fitness. With a large ground floor conference room fitted with a functional kitchen, a ground floor W.C, a large first floor room, a second smaller room, a coms cabinet and parking, this space could be adapted to suit the leaseholders' commercial interests and could easily be adapted further, subject to all necessary consents and the landlord's approval. The owner is open to discuss adaptations to the building, including the reinstallation of roller shutter doors, if needed, to ensure the building meets your business needs.

The property is on one of the main routes into town and has a range of businesses in the area. A new business could be enhanced through collaborating with the established Chamber of Trade, through which local businesses cooperate for mutual benefit.





Background Area Information

Dawlish is an established town which is growing with domestic and commercial building developments. The population is substantially boosted during the summer months due to a range of established holiday parks and privately let holiday accommodation.

This property is located in an established secure, commercial yard hosting a number of businesses and a suite of self-storage units. The yard benefits from secure access gates, which prevent access to the public out of hours, while tenants can enter using the secure code. While there is parking space for 2 cars outside the unit, further spaces are negotiable with the landlord a short walk from the unit. The has been occupied by a range of successful businesses and has good access to main routes into the town. It would suit a wide variety of potential users subject all necessary consents and landlord approval; office space or like-minded business would be particularly suited without adaptation. The space would provide a good location for discrete beauty and therapy suites or online retail and storage space or adapted for workshop space.

The town is located approximately 10 miles south of Exeter, 2 miles North of Teignmouth and 9 miles west of Newton Abbot, on the coastal A379 road. This road enables access to the A380 and M5, both approximately 30 minutes' drive away, giving wider access to the South West and beyond. The town has good public transport links, with local bus routes, very close to the property. A local train station connects the town to mainline rail routes. A business park is adjacent to the A379 on the Exeter side, approximately 1 mile from the property.

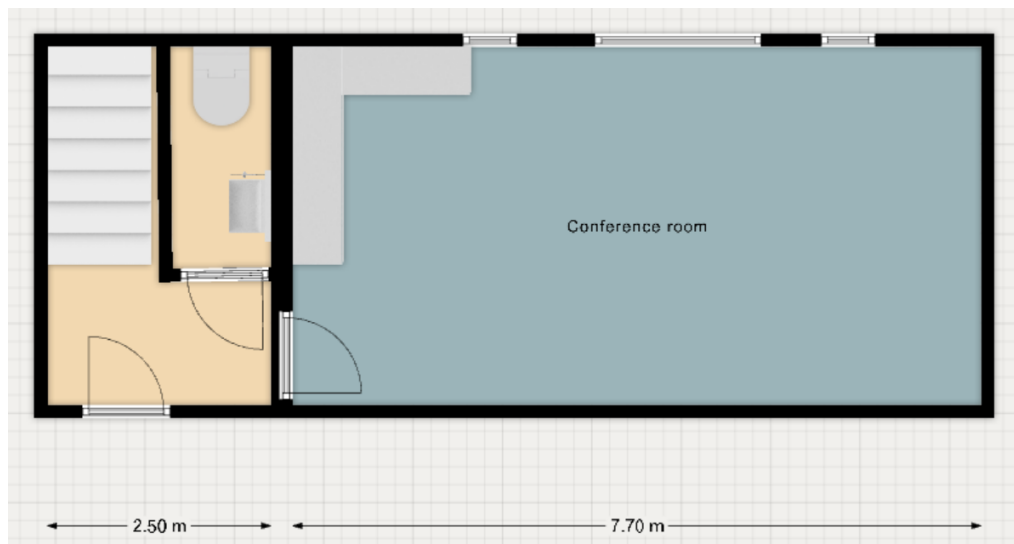
Unit Features and description

- Discrete entrance
- Mag Lock access
- Parking
- 3 rooms
- W.C
- Modern kitchen area
- Good electrical infrastructure.
- Potential for 3 phase electricity installation

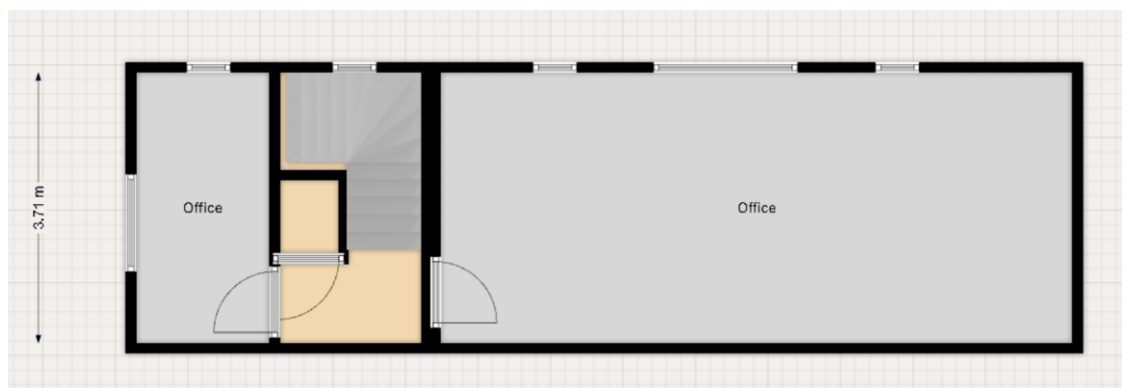


Floorplan

Ground Floor



First Floor



Total floor area 82 sqm approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Room 1: 4m x 7.7m max

- Large room
- Sockets
- Double glazed windows
- Electric heaters
- Carpet
- Kitchen
- Suspended ceiling



Room 1, Kitchen area

- Large fridge
- Plumbing for dishwasher
- 1 ½ sink
- Range of base and wall cupboards
- Water meter located in one of the cupboards
- Electric water heater



WC: 1.4m x 0.9m max

- W.C with non-touch flush
- Electric water heater
- Pedestal hand basin with non-touch taps
- Extractor fan
- Easy clean flooring

Current tenant is open to discuss the sale of the illuminated picture light fittings in the main room, ceiling speakers, CCTV, conference tables, dishwasher and touch screen televisions.

First Floor



Stairwell:

- Lockable cupboard
- Currently housing coms technology including several broadband switches



Room 2: 3.9m x 8.7m max

- Currently set up with 8 workstations
- Electric floor boxes installed
- UPVC double glazed windows
- Electric heater
- Insulated suspended ceiling
- Carpet
- Electric fuse board



Room 3: 4m x 2m max

- Double glazed windows
- Carpet
- Electric trunking
- Electric floor box

Current tenant is open to discuss the sale of the switches and other contents of the coms cabinet, the work stations, furniture, computers, photocopier and television.

Energy performance certificate (EPC)

Certificate not located on government website, EPC will go in here once updated

Rent

A rent of £500 per month is payable in advance by standing order.

Service charge

There is no service charge for the property. The tenant is responsible for the necessary rates, upkeep of the property, in line with the lease agreement. We are informed that mains water, drainage and electricity are installed to the premises. The electric fuse board is situated in room 2. The electricity supply is currently 2 phase. The tenant is responsible for paying their electricity charges promptly. The water supply for the property is the responsibility of the tenant, the meter is in the kitchen area. Mains sewage is installed.

Lease

A new 6-year FRI lease is available with an upwards only rent review at the end of the third year. The tenant shall have the option to terminate the lease after the third year by providing not less than 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required,

Rates

Rateable Value: – tbc

We understand that qualifying businesses are likely to benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Teignbridge District Council services

Legal costs

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease.

Business Lease

Shared on request

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