

Underhill

ESTATE AGENTS

Commercial Rental

Retail Unit for Lease

Available from Mid -April 2025

2 Park Road,
Dawlish,
EX7 9LQ

Underhill are delighted to offer for lease this flexible commercial space in Dawlish Town Centre. The property could be adapted to suit the leaseholders' commercial interests and would suit a wide variety of potential users subject to all necessary consents and the landlord's approval. The property benefits from a large retail space, a storage room and a kitchen area, this property lends itself to a variety of potential uses. The unit will suit a wide variety of potential users, including retail, offices, beauty or therapeutic services. The property is on one of the main routes into town which has a range of restaurants, bars and shops on it. A new business could be enhanced through collaborating with the established Chamber of Trade, through which local businesses cooperate for mutual benefit. Dawlish is an established diverse community, with many interest groups, an established tourism trade and good transport links.

Viewings are highly recommended.





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 has been occupied by a range of successful businesses and is now vacant, ready for a new tenant to trade from. It would suit a wide variety of potential users subject all necessary consents and landlord approval; counter trade or like-minded business would be particularly suited, as would use as an office, beauty or therapeutic services.

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.

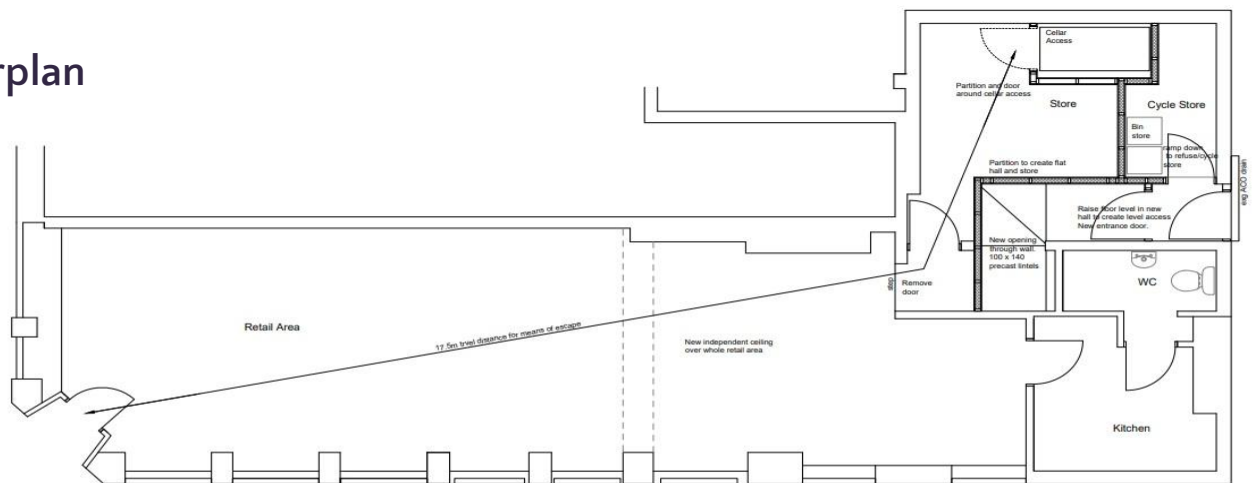
For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Any room sizes should not be relied upon for carpets, furnishings or plans. We have not sought to verify the legal title, or any planning permissions of the property and the tenants must obtain verification and negotiate the lease directly with the landlord. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves, verify their accuracy.

Unit Features and description



- Retail or office potential
- Large workspace
- Storage Room
- Kitchen area
- Currently under renovation
- Great Location

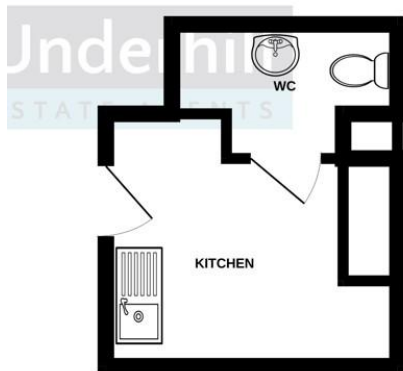
Floorplan





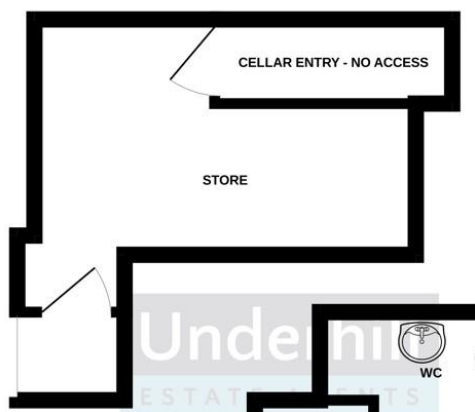
Retail Space:

- 58 square meters of retail space.
- The room is brightly lit through the large shop windows.
- The room is currently laid out as one large space, which could easily be remodelled with partition walls in a variety of ways to suit individual business needs.
- Large Windows



Kitchen:

- This smaller room has a small storage area, a kitchen sink with under-sink storage.
- There is room for a fridge and a small table to be placed in the room.
- An alcove provides space for free standing furniture or storage.
- A toilet with hand washing facilities is in a separate room off the kitchen.



Store Room:

- Leading from the main retail room, a door leads to a large store area.
- Currently empty, this space will take a variety of storage solutions, including shelving or storage furniture.

Rent

A rent of £995 per month is payable in advance by standing order. This equates to an approximate average of £230 per week.

Service charges

The mains water meter is associated with the residential flat above the unit, therefore there is no standing charge to be paid by the tenant. The property has a sub-meter. As long as water consumption is below 5m3/quarter, there will be no charge. For consumption above this, the charge will be £6/m3.

The property has its own metered electricity supply with electric heating installed.

The building has a cellar, which is not accessible to the shop. A forced air ventilation in the cellar is installed to prevent excessive moisture build up, this is fed off the retail unit's electricity supply. The typical cost for this is £7.50/month. The tenant will pay for this (which is more than off-set by the lack of standing charges on the water supply).

Broadband is not connected; tenants are permitted to install this to the property at the tenant's expense.

Pro-rata buildings insurance will need to be paid annually.

The tenant is responsible for the necessary rates, contents insurance, their own public liability and the upkeep of the property, in line with the lease agreement. The tenant is responsible for paying all utility bills promptly and all relevant business charges they incur.

Lease

A new FRI lease is available with an upwards only rent review annually. The landlord is willing to negotiate the length of this lease. 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 minimum of 3 months' rent deposit may also be required.

Rates

Rateable Value: - £8800

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

We are informed that mains water, drainage and electricity are installed to the premises.

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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