

Miller Commercial

Chartered Surveyors and Business Property Specialists



The Old Delivery Office, Brunswick Place, Dawlish EX7 9PA

- TO LET
- 1,336 SQ FT (124.10 SQ M)
- GROUND FLOOR RETAIL PREMISES - BENEFITS FROM SOFT PLAY EQUIPMENT
- TOWN CENTRE LOCATION
- VERY GOOD NATURAL LIGHT
- EPC RATING - D (88)

£14,500 Per Annum Excl Leasehold



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LOCATION

Dawlish is a charming seaside town located on the south coast of Devon on the main Exeter to Plymouth train line. The property is located on Brunswick Place, fronting Dawlish Water and moments from a host of other cafes, pubs & restaurants, retail shops, amusement arcades as well as lawn bowls and various other leisure attractions in the town centre. The main town centre car parking at Barton Hill is a minute's walk away and the premises is under a 5 minute walk to the seafront and the mainline train station.

DESCRIPTION

The property comprises a large open area, currently used as a café and a children's soft play centre with a couple of store rooms, a kitchen area and an ancillary private hire area which could be used as an office. The unit benefits from the soft play equipment being in situ. The unit benefits from a patio to the front overlooking Dawlish Water the large windows to the front mean the unit is light, bright and would benefit a retailer or café / restaurant user. There is gas central heating and two WCs for the use of the ground floor only.

SCHEDULE OF ACCOMODATION

1,336 sq ft (124.10 Sq m).

TENURE

Leasehold (New Lease direct from the landlord).

LEGAL COSTS

Each party to bear their own.

SERVICE CHARGE

The service charge for the ground floor currently runs at £340 per annum (does not include utilities).

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,000. For small businesses operating out of 1 retail premises, this unit will likely qualify for small business rates relief and as such it is likely that no rates should be payable. Please do not rely on this information and make your own enquiries with the local authority.

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE



The Energy Performance Rating for this property is within Band 'D' (88).

CONTACT DETAILS

For further information or an appointment to view please contact:

Thomas Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Will Duckworth on 01872 247034 or on email wd@miller-commercial.co.uk

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