

28 Brunswick Place

Ref No: 4356

Dawlish, Devon, EX7 9PD



Double Fronted Retail Unit in Busy Seaside Town

Gross Internal Area Approx. 46m² (495 sq ft)

Fantastic Location Close to the Train Station

Available on a New Lease with Terms to be Agreed

Eligible for 100% Small Business Rates Relief

Annual Rental of £12,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



28 Brunswick Place

Dawlish, Devon, EX7 9PD

DESCRIPTION

The unit is located in a fantastic location, close to the Dawlish train station and overlooking the lovely public spaces of Dawlish Water and Dawlish Lawn. The unit is a double fronted retail unit with fantastic display space and high visibility. Internally the unit has a gross internal area of approximately 46m² (495 sq ft), consisting of a retail area, office/storage and staff facilities at the rear.

The unit is available by way of a new FRI lease, with exact terms to be agreed on negotiation.

The accommodation briefly comprises:-

RETAIL AREA

18' 4" x 15' 9" (5.60m x 4.80m)

OFFICE

16' 5" x 12' 0" (5.0m x 3.65m)

STAFF AREA

21' 8" x 7' 3" (6.60m x 2.20m)

With Kitchen sink and drainer and rear door.

WC

LEASE

The unit is available by way of a new FRI lease, with exact terms to be agreed on negotiation.

BUSINESS RATES

2017 List: £4,900

Please note this is not Rates Payable. Qualifying Businesses will be eligible for up to 100% Small Business Rates Relief. Interested parties are to make their own enquiries to the Local Billing Authority, Teignbridge Council.

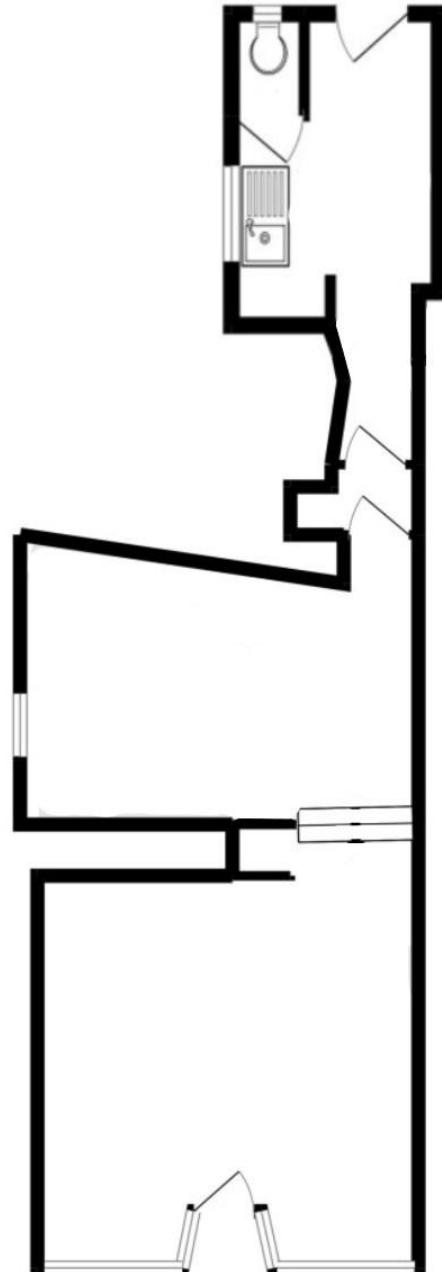
VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths.

EPC RATING D

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.lettingbusinesspremises.co.uk



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



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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 21 20 21 bettesworths.co.uk

