



# LEASE AVAILABLE

**9 THE STRAND, DAWLISH, DEVON, EX7 9PS**

**SIZE - 84.48 SQ M - 909 SQ FT**

- **On the Instructions of Ladbrokes/Coral.**
- **Ground Floor Sales Approx: 84.48 Sq M (909 Sq Ft)**
- **A1/A2 Planning**
- **Incentives Available**

## LOCATION

The property is situated in the popular Devon seaside resort of Dawlish which has a residential population of approximately 11,900 (2011 Census) which increases significantly during the summer months.

The shop is situated in a prominent position on The Strand with occupiers nearby including **Boots the Chemist, Shoe Centre, Shoe Centre and Co-op Supermarket.**

## CONTACT

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## IMPORTANT INFORMATION

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# DAWLISH 9 THE STRAND

## DESCRIPTION

9 The Strand is a mid terraced unit arranged over ground floor. The ground floor offers open plan sales space with WC's and staff facilities at the rear.

There is a separately accessed residential flat in need of complete refurbishment.

The property benefits from a retail, financial and professional services and sui generis use.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Property Measurement 2nd Edition.

Gross Frontage 9.60 m 31 ft 6

Internal Width 8.14 m 26 ft 7

Ground Floor Sales 84.48 m<sup>2</sup> 909 ft<sup>2</sup>

There is a separately accessed residential flat in need of complete refurbishment.

## LEASE TERMS

An assignment or sub-lease of the existing 10 year full repairing and insuring lease expiring 23rd June 2022.

## RENT

£14,000 per annum exclusive, subject to contract. The residential flat may also be made available by separate negotiation.

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £15,500

For verification purposes and phasing/transitional relief, if appropriate, interest parties are advised to make their own enquiries on [www.voa.gov.uk](http://www.voa.gov.uk)

## PLANNING

It is understood that the premises benefit from an A2 (Financial and Professional Services) planning consent although can also be used for A1 (Retail).

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of 'D' (100). The Certificate is attached.

## VIEWINGS

Strictly via sole letting agents:

Steve Cullis: [steve.cullis@carterjonas.co.uk](mailto:steve.cullis@carterjonas.co.uk) or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

at this office. For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**SUBJECT TO CONTRACT**

**OCTOBER 2019**

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**Carter  
Jonas**

# Energy Performance Certificate

## Non-Domestic Building



Ladbrokes Ltd  
9 The Strand  
DAWLISH  
EX7 9PS

Certificate Reference Number:  
0910-3987-0351-5980-1054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 100 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 106  
Assessment Level: 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

29 If typical of the