

HUDSON & Co.

INDUSTRIAL INVESTMENT DAWLISH BUSINESS PARK DEVON

134.94 sq.m 1,452 sq.ft



***UNIT 5 MATTHEWS HOUSE, DAWLISH BUSINESS PARK,
EXETER ROAD, DAWLISH, DEVON, EX7 0NH***

- * A modern mid-terraced Industrial Unit***
- * Let to RAWLE GAMMON & BAKER HOLDINGS LTD ***
- * Current Income: £9,000 pax plus Vat reviewed 01/06/2021 ***
- * Includes a good-sized loading / parking apron, with 3 designated parking spaces***
- * Popular industrial location adjacent A379, close to Sainsbury's superstore and with easy access to Exeter***

FOR SALE

01392 477497

UNIT 5 MATTHEWS HOUSE, DAWLISH BUSINESS PARK, EXETER ROAD, DAWLISH, DEVON, EX7 0NH

LOCATION: Dawlish Business Park lies on the northern fringe of the busy resort town of Dawlish, approximately 11 miles South of Exeter. Matthews House is a recent development situated just off the Dawlish to Exeter Road (A379) providing good access to Exeter and the M5 as well as to the immediate hinterland of Dawlish/ Teignmouth and within easy access of Newton Abbot and Torbay.

DESCRIPTION: A six year old unit operating as a plumbing warehouse / trade counter with an electrically operated roll over loading door and incorporating an office, toilet with low level W/C and wash hand basin.

This mid-terraced unit is constructed to a high specification and incorporates the most up to date design with facing brickwork elevations, full height blockwork internal party walls, Kingspan metallic silver composite panels to the upper elevations under a Kingspan goose wing grey composite roof, fully compliant with the latest requirements on insulation.

Clear height to eaves is approx. 6.5 metres allowing ample potential for the installation of a mezzanine with the front elevation incorporating windows beneath the eaves enabling good natural day lighting and fenestration to the potential first floor accommodation.



NB: Specification & layout plans are available for inspection on request.

ACCOMMODATION: Unit 5 provides a total gross internal area of **134.94 sq m (1,452 sq ft)**
(All areas are approximate)

OUTSIDE: There is an ample loading forecourt and designated parking for 3 cars.

SERVICES: Mains water, electricity (Single Phase supply) and drainage are connected to the unit.

PLANNING: The property benefits from a planning consent for light industrial and storage / distribution use (B1 & B8) on an estate used for workshop and warehouse purposes. Interested parties should address their planning enquiries to the local planning authority, Teignbridge District Council Tel: 01626 361101.

TENURE: Freehold

OCCUPATION / TENANCY: The property is let on a contributory FR & I lease to one of the West Country's leading builders' merchants, RGB (Rawle Gammon & Maker Holdings Ltd) for a term of 15 years commencing 01/06/2018 subject to a tenant only break at the end of the fifth and tenth year of the term. The passing rent is £9,000 pax paid quarterly in advance and subject to 3 yearly rent reviews, the next review being on 01/06/2021. The tenant paid a rent deposit of £2,125.

RGB is headquartered at Barnstaple and operates from some 20 sites across Devon and Cornwall.

UNIT 5 MATTHEWS HOUSE, DAWLISH BUSINESS PARK, EXETER ROAD, DAWLISH, DEVON, EX7 0NH

TERMS: Offers are being sought for the freehold interest subject to the lease. Guide-price: £160,000 plus Vat.

COSTS: Each party to be responsible for their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment Through the Sole Agents **HUDSON & Co.**

Tel: 01392 477497 or 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

