

HUDSON & Co.

INDUSTRIAL INVESTMENT DAWLISH, DEVON 500 sq m 5,380 sq ft



CHARTER HOUSE, DAWLISH BUSINESS PARK, EXETER ROAD, DAWLISH, DEVON, EX7 0NH

- * Modern terrace of five two storey industrial units currently arranged as 3 separate demises***
- * Good location, adjacent entrance to Dawlish Business Park, and close to new Sainsburys foodstore***
- * Current Income: £27,300 pax (Renewals agreed with rent uplift to £32,500 pax***
- * Includes a parking and an open storage area with potential to extend the current building subject to VP***

FOR SALE

01392 477497

CHARTER 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. The property is situated just off the main Dawlish to Exeter Road (A379) providing easy 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: Charter House is located close to the entrance of Dawlish Business Park and comprises of a modern terrace of **5 Units** of two storey portal frame construction incorporating block – work / facing brickwork walls with steel profile cladding to the upper elevations and pitched roof. To the front of this building there is a concrete surfaced driveway and parking area with a secure yard that is accessed through steel security gates that are shared with the adjoining new development known as Matthews House. The property is currently arranged as two separate demises, which are described as follows:

UNITS 1 – 2 CHARTER HOUSE

Forming the first two units of the terrace, nearest the estate road, and arranged on the ground floor as an office/reception area in Unit 1 and a store in Unit 2, both of which have powder coated aluminium glazed panels incorporating double doors to the front elevation. Unit 1 incorporates a rear stairwell with a toilet on the ground floor and staircase giving access to a first floor that is arranged as a large office and a further toilet, with a landing extending over Unit 2 which comprises a further office, kitchen, store and passageway store.

UNIT 3 – 5 CHARTER HOUSE

Forming the remaining part of the terrace and comprising Unit 3, now separately let as photographic studios and offices on ground and first floor, and Units 4 & 5 let as a whole as stores, offices and training areas. Each unit has a roller shutter loading door to the front elevation and windows to the upper and side elevation. Outside there is a reasonable sized yard to the side of Unit 5 that is used by the tenant of Units 4 / 5 for open storage and parking.

ACCOMMODATION: The property comprises of the following approximate areas:

UNIT 1

Ground Floor GIA	50.00 sq m	538 sq ft
Includes Office/Reception	31.50 sq m	338 sq ft

Meter Cupboard

Toilet with disabled spec comprising low level W.C wash hand basin and tiled floor

First Floor GIA	50.00 sq m	538 sq ft
Includes Office	27.03 sq m	290 sq ft

Toilet with W.C. wash hand basin, vanity unit and fully tiled

UNIT 2

Ground Floor GIA	50.00 sq m	538 sq ft
------------------	-------------------	------------------

Store

First Floor GIA	50.00 sq m	538 sq ft
-----------------	-------------------	------------------

Office	26.83 sq m	288 sq ft
---------------	-------------------	------------------

Store	6.14 sq m	66 sq ft
--------------	------------------	-----------------

Passage way store	2.40 sq m	25 sq ft
--------------------------	------------------	-----------------

Kitchen,	4.48 sq m	52 sq ft
-----------------	------------------	-----------------

Tiled floor, single drainer stainless steel sink unit worktop and cupboards

CAR PARK: Parking area to the side of Unit 1 provides approximately 8 parking spaces.

UNIT 3

Ground Floor Studio/Toilet	50.00 sq m	538 sq ft
----------------------------	-------------------	------------------

First Floor Office	50.00 sq m	538 sq ft
--------------------	-------------------	------------------

**CHARTER HOUSE, DAWLISH BUSINESS PARK, EXETER
ROAD, DAWLISH, DEVON, EX7 0NH**

UNIT 4

Ground Floor Store/Toilet	50.00 sq m	538 sq ft
First Floor Office	50.00 sq m	538 sq ft

UNIT 5

Ground Floor Store	50.00 sq m	538 sq ft
First Floor Store / Office GIA	50.00 sq m	538 sq ft
Office 1	26.83 sq m	288 sq ft
Office 2	22.78 sq m	245 sq ft
Stores	96.77 sq m	1,041 sq ft
YARD:	177 sq m	1,816 sq ft

A reasonable sized surfaced open storage area to the side of Unit 5.

TOTAL AREA: 500.00sq m 5,380 sq ft
(All areas are approximate)

SERVICES: Mains water, electricity and drainage are connected to the units.

TENURE: Freehold

TENANCIES:

UNITS 1 & 2: Tenant: Teign Accountancy Services (Graham Bird)
Lease commencing 01/12/2012 for a term of 5 years with a rent review in the 3rd year, on FR & I terms at £8,800 pax.

UNIT3: Tenant: Birdsey Group assigned to Euphoria 1 Ltd
Lease commencing July 2015 for a term of 3 years on FR & I terms at £6,500 pax.

UNITS 4 & 5: Tenant: SGC Rail Solutions Ltd
Lease commencing January 2015 for a term of 5 years on FR & I terms subject to break and rent review in 3rd year at £12,000 pax

TOTAL RENT: £27,300 pax The tenants pay a service charge to cover the building insurance and repair / maintenance of common areas. The tenants in Units 1,2 & 3 have expressed an interest in surrendering their existing leases and renewing for a new 5 year term at a combined rent of £20,500 pax, giving a total rent roll of £32,500 pax. Solicitors have been instructed on this basis.

TERMS: Offers in excess of £375,000 (Three Hundred & Seventy Five Thousand Pounds) subject to contract, are invited for the Freehold interest of the property, subject to the leases and income.

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.