

HUDSON & Co.

MODERN INDUSTRIAL INVESTMENT DAWLISH, DEVON

394.51 sq m 4,250 sq ft



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

- ** Modern development of four industrial units,
constructed in 2006, and fully let to three tenants****
- ** Located on the popular Dawlish Business Park, close to
a new Sainsburys foodstore****
- ** Contributory FR & I Leases****
- ** Current Income: £25,600 pax ****

FOR SALE

01392 477497

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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 on the popular Dawlish Business Park, 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: A modern development constructed in 2006 comprising two separate buildings forming four units arranged as follows:

UNITS 1 & 2

A building of steel portal frame construction with block-work / facing brickwork walls, and steel profile cladding to the upper elevations and roof that incorporates roof lights. To the front elevations there are windows to the upper parts and two roller shutter loading doors giving access to a loading apron and shared access driveway. There are a number of parking spaces to the front of the unit. The accommodation has been used as a warehouse with a trade counter, finished with a suspended ceiling, and recessed lighting. There are two toilets.

UNITS 3 & 4

Located to the rear of the site forming two units of steel portal frame construction, incorporating block-work and facing brickwork walls with steel profile cladding to the upper elevations and roof.

Unit 3 incorporates a loading door and windows to the upper part of the front elevation, and a toilet. The unit is used as a joinery workshop. Outside there is a yard/loading apron and three car parking spaces.

Unit 4 faces the entrance to the development and is of steel portal frame construction with block-work and facing brickwork walls and steel profile cladding to the upper elevations and roof that incorporates roof lights. To the front elevation there are windows to the upper level and there is a pedestrian door and a roller shutter door giving access to a concrete surfaced loading apron and one parking space. The units is used as a Bakery, and arranged as a baking area, store, reception / counter and toilet / staff amenities.

ACCOMMODATION: The property comprises the following approximate areas:

Units 1 & 2	127.05 sq m	1 367 sq ft
UNIT 3	151.33 sq m	1,628 sq ft
UNIT 4	116.07 sq m	1,259 sq ft
comprising:		
Reception/Counter	15.10 sq m	62 sq ft
Store	43.58 sq m	468 sq ft
Bakery	57.18 sq m	615 sq ft

All areas are approximate

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

TENURE: Freehold

TENANCIES:

UNITS 1 & 2: Tenant: CCTV & Security
Term 1 year left but may buy
Passing rent of £6,500 per annum exclusive with full repairing lease

UNIT 3: Tenant: James Taylor trading as Taylor Joinery
A lease commencing 21st September 2007 for a term of six years and a rent of
£9,500 per annum exclusive

UNIT 4: Tenant: Mr & Mrs A Rynn trading as Riverside Bakery.
A lease commencing May 2008 for a term of six years at a passing rent of £9,500 per
annum exclusive.

Each tenant pays a service charge for the repair and maintenance of common areas.

TENURE: Freehold

TERMS: Offers in the region of £400,000 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**

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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.