



**SITUATION**

Occupying a prominent trading position within the heart of the town centre, overlooking The Lawn and amongst multiple retailers including **Lloyds Bank, Co-operative Food, One-Stop, Betfred, Ladbrokes** and **Boots**.

Dawlish is an historic seaside town located between Torquay and Exeter, which benefits from a strong tourist industry attracted by its pleasant beach.

**PROPERTY**

A mid-terrace building comprising a **Ground Floor Shop and Cellar** with separate front access to **2 Self-Contained Flats** on the first and second floors. **(see Note 2)**

**VAT is applicable to this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Gross Frontage 21'10" Internal Width 15'5" Rear Width 10'6" Shop Depth 55'6" Built Depth 64'1" WC <b>Cellar</b> – Not inspected (Trap Door access) – <b>Cellar not demised to tenant.</b>	<b>S. J. Nicks &amp; S. E. Nicks (Clothing &amp; Accessories – having 2 other retail businesses in the town)</b>	10 years from 9th April 2015	£12,500	FRI (80% tenant's contribution and excluding the rear roof – please refer to lease) <b>Rent Review 2020.</b> <b>Tenant's Break 2020 (subject to tenants paying a £3,125 penalty if operated).</b> <b>Note 1: The tenants did not operate their 9th April 2018 break clause.</b>
Flat 1 (First Floor)	Bedroom/Living Room, Kitchen, Bathroom/WC <b>(See Note 2)</b> (GIA Approx. 590 sq.ft.)	<b>Individual</b>	6 months from 1st October 2014	£4,620	AST. Holding over. <b>£425 Rent Deposit held.</b>
Front Room (First Floor – Self-Contained)	1 Room – 8'0" x 22'0"	<b>VACANT</b> <b>Note 2: This Room could easily be incorporated into Flat 1 to make it a 2 Bed Flat, subject to planning if required.</b>			
Flat 2 (Second Floor)	1 Bedroom, Living Room, Kitchen, Bathroom, separate WC (GIA Approx. 730 sq.ft.)	<b>Individual</b>	6 months from 1st September 2016	£4,980	AST. Holding over. <b>£495 Rent Deposit held.</b> <b>In occupation since 2012.</b>

**Note 3: The rents on the flats have not been increased for some years.**

<b>TOTAL</b>	<b>£22,100 Plus Vacant Room</b>
--------------	---------------------------------

**£22,100 p.a. Plus Vacant Room**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

**VENDOR'S SOLICITORS**  
Cripps LLP - Tel: 01892 515 121  
Ref: O. Morris - Email: oliver.morris@cripps.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts