

Lot 14

£61,650 Per Annum
Exclusive

1-8 Hauley Road, Dartmouth, Devon TQ6 9AA

Freehold Retail Parade Investment



Tenancy and accommodation

Lot 14

£61,650 Per Annum Exclusive

Key Details

- Unbroken, Fully Let, Parade of 5 Retail units
- Tenants include Marchand Petit Estate Agents and Darby & Darby Solicitors
- Prominent Town Centre location
- Affluent and Popular Coastal Town
- Close to the Dartmouth Harbour, Britannia Royal Naval College and Dartmouth Castle

Location

Miles: 8 miles south west of Torquay
25 miles south of Exeter
Roads: B3205, A379, A3122
Rail: Kingswear Train Station
Air: Exeter Airport

Situation

Dartmouth is an affluent and desirable ancient Devon town located at the River Dart estuary and benefits from being a popular with day trippers and a holiday destination. The property is situated on the south side of Hauley Road at its junction with Lower Street and is in the main commercial area of Dartmouth and less than 100 metres south of Dartmouth Harbour. The property benefits from return frontage onto Lower Street. Nearby occupiers include Co-op Supermarket as well as a many local shops, restaurants and cafés.

Description

The property comprises an unbroken parade of 5 retail units with ground and first floor accommodation. The parade is fully let with occupiers including an estate agent, solicitor, a wealth management firm, holiday cottage letting agency, hairdresser and an administration office.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

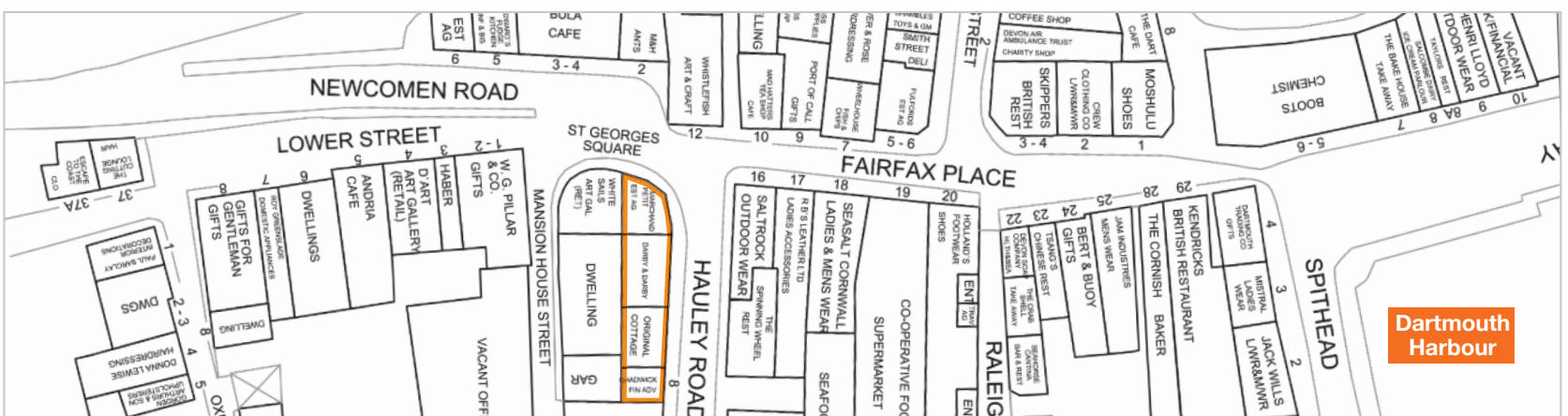
6 Week Completion

Energy Performance Certificate

Please see legal pack at www.acuitus.co.uk

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
1-3 Hauley Road	Ground First	Retail Office	37.00 sq m	(398 sq ft)	MARCHAND PETIT LIMITED (1)	10 years from 24/06/2016	£16,850	24/06/2021 (7) (24/06/2026)
4-5 Hauley Road	Ground First	Retail Office	46.50 sq m	(500 sq ft)	DARBY & DARBY SOLICITORS (1)	6 years from 01/11/2020	£15,750	01/11/2022 01/11/2023 (8) (01/11/2026)
6-7 Hauley Road	Ground	Retail	38.92 sq m	(418 sq ft)	THE ORIGINAL COTTAGE COMPANY LIMITED (3)	6 years from 01/02/2019	£13,500	(01/02/2022)(9) (01/02/2025)
7A Hauley Road	First	Hairdressing Salon	48.60 sq m	(523 sq ft)	INDIVIDUAL	5 years from 01/10/2019	£4,250	(30/09/2022)(10) (01/10/2024)
8 Hauley Road	Ground	Retail	23.20 sq m	(249 sq ft)	CHADWICK FINANCIAL MANAGEMENT (4)	8 years from 01/12/2007 (holding over)	£7,000	(01/12/2007)
8A Hauley Road	First	Office	22.50 sq m	(242 sq ft)	EUROSAFE LIMITED	3 years from 01/12/2020	£4,300	(01/12/2023)
Total Approximate Floor Area			299.69 sq m	(3,222 sq ft)			£61,650	(6)

- (1) MARCHAND PETIT LIMITED (CRN 030 51186) were incorporated in 1995 and are an independent and well established estate agents with offices located in Dartmouth, Kingsbridge, Modbury, Newton Ferrers, Salcombe and Totnes. (www.marchandpetit.co.uk)
- (2) DARBY & DARBY SOLICITORS were established in 1983 with offices in Torquy, Brixham and Dartmouth. (www.darbylaw.co.uk)
- (3) ORIGINAL COTTAGE COMPANY LIMITED are a family-owned holiday lettings business with properties across England and Wales (www.originalcottages.co.uk)
- (4) CHADWICK FINANCIAL MANAGEMENT are an independent financial management company established in 1981 (www.chadwickfinancial.uk.com)
- (5) EUROSAFE LIMITED are specialists in occupational health and safety products, workplace clothing and professional safety based services (www.eurosafe.ltd.uk)
- (6) The floor areas stated above are those published by the Valuation Office Agency (www.vo.gov.uk) and have been provided by the seller.
- (7) As to the unit ground and first floor unit let to Marchand Petit Limited, the rent review dated 04/06/2021 is outstanding.
- (8) As to the ground and first floor unit let to Darby and Darby Solicitors, the lease provides for fixed rental increases rising to £16,500 per annum exclusive on 01/11/2022 and rising to £17,500 per annum exclusive on 01/11/2023.
- (9) As to the ground floor unit let to The Original Cottage Company, the lease provides the tenant option for the to determine the lease on 01/02/2022.
- (10) As to the unit 7A Hauley Road, the lease provides the option for the tenant to determine the lease on 30/09/2022.



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