

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£12,000 pax**

22 Foss Street, Dartmouth, TQ6 9DR

382 Sq Ft  
(35.50 Sq M)

## Summary

- Prominent trading position within a conservation area
- Approx 383 sq ft (35.54 sq m) retail outlet
- Popular south Devon coastal location
- Occupying a pedestrian street position
- Well established trading names nearby include Seasalt, Joules, Henri Lloyd
- New lease available
- Vacant possession

### Location:

The premises is located within this popular coastal town overlooking the river Dart approximately 19 miles from Totnes and 12 miles from Torquay.

The property is located on Foss Street, just off Duke Street which leads to the Quay overlooking the harbour a couple of minutes walk away. The property also benefits from the main Mayors Avenue surface car park situated close by.

The street is popular with independent traders and other nearby national occupiers including Seasalt, Joules, Henri Lloyd, Mountain Warehouse and Quba & Co.

### Description:

A Grade II Listed ground floor shop premises occupying a level town centre prime trading position within a Conservation Area, central shopping area and in an Area of Outstanding Natural Beauty. The shop premises has until recently been used as a kitchen showroom situated on the pedestrianised Foss Street area with well established national and local trading names nearby.

Having a main frontage of approx 5.47 meters the L shaped shop premises measures approx 47 square meters together with a rear WC/cloakroom, the property has a good sized shop window display and frontage.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

Approx	sq m	sq ft
Ground floor sales area	35.54	382

### Services:

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

B (44)

### Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £9,500, therefore making the approximate Rates Payable £4,741 per annum for 2023/24.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The premises are available by way of a new full repairing and insuring lease.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

All figures quoted are exclusive of VAT if applicable.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENT

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