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**To Let**

£19,000 pax

5 Foss Street, Dartmouth, Devon TQ6 9DW

442 Sq Ft  
(41.08 Sq M)

# Summary

- Attractive retail unit in popular coastal town
- Approx: 442 sq ft (41.08 sq m)
- Rare opportunity to lease a premises on Foss Street
- Closely located to Seasalt, Warrens Bakery, Henri Lloyd and Quba & Co
- Prominent position with good footfall
- Close to surfaced car parks
- Thriving independent location

## Location:

The property is located in Dartmouth which is a popular coastal town overlooking the River Dart approximately 19 miles from Totnes and 12 miles from Torquay.

Located on Foss Street, just off Duke Street, the property leads to the Quay overlooking the harbour a couple of minutes walk away and also benefits from the main Mayors Avenue surface car park situated close by. The street is popular with independent traders and other national occupiers located close by including Seasalt, Warrens Bakery, Henri Lloyd, Mountain Warehouse and Quba & Co.

## Description:

The property consists of a well configured ground floor lock up shop with staff facilities to the rear. The premises also benefits from tiled flooring, spot lighting and an open sales area.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Ground floor	41.08	442

## 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:

D (87)

## 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:

We understand this property is to be re-assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

## Terms:

The property is available on a proportional full repairing and insuring basis on terms to be agreed.

## Legal fees:

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

## VAT:

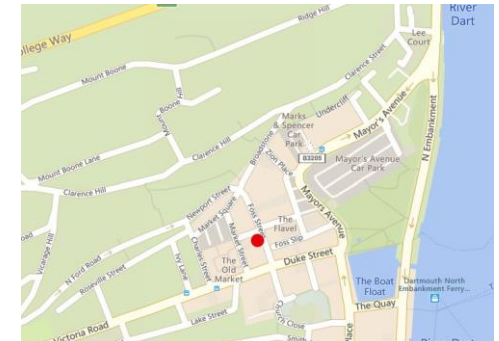
All figures quoted are exclusive of VAT if applicable.

## 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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