

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£26,000 pax**

16 Fairfax Place, Dartmouth, Devon TQ6 9AB

644 Sq Ft  
(59.78 Sq M)

# Summary

- Prime retail premises available
- Approx. 643 sq ft (59.78 sq m)
- Co-op, Seasalt and Whistlefish are located close by.
- Located close to Mayors Avenue Car Park
- Popular tourist destination with visitors all year round
- High footfall location

## Location:

The historic coastal town is set on the banks of the River Dart Estuary, approximately 11 miles South East of Totnes and 40 miles South of Exeter. Dartmouth is a popular holiday destination particularly with the yachting fraternity, which has attracted an impressive selection of regional and national retailers including Warrens Bakery, Henri Lloyd, Crew Clothing, Quba and Seasalt in close proximity to the property.

## Description:

The property consists of a prominent ground floor retail unit with a good sized sales area and store / w/c's facilities to the rear. The premises has a max internal width of approx. 5.15 m x 11.78 m shop depth (plus rear store).

## Accommodation:

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

	sq m	sq ft
Ground floor sales	50.51	544
Ground floor store	9.27	100
Total	59.78	644

## 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:

C (57)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe and restaurant uses. 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 £18,000 therefore making the approximate Rates Payable £8,982 per annum for 2023/24.

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

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

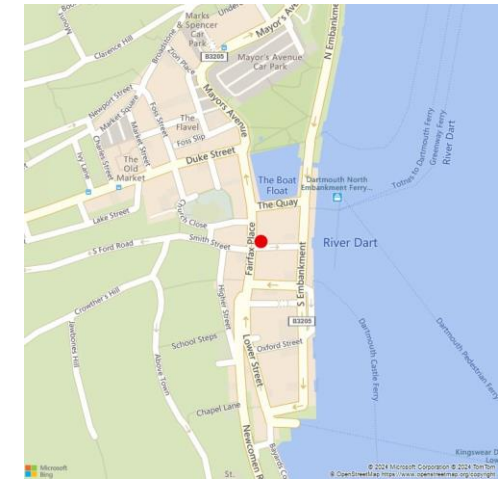
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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

### Zach Maiden

Tel: **07770 442592**

Email: [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com)

### Sue Trott

Tel: **07515 993323**

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Exeter Office

Balliol House, Southernhay Gardens, Exeter,  
Devon, EX1 1NP