

# 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 proximately 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) we understand that the current Rateable Value is £18,000 therefore making the approximate Rates Payable £8,982 per annum for 2023/24.

<u>Contact</u> 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

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kery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refert view is a strain to a tenancy agreement lease refert to which recommends that you seek professional advice before entering into a tenancy agreement. Please refert to which recommends that you seek professional advice before entering into a tenancy agreement. Please refert to which section of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for use and occupation, and other details are give four tensors of the troperty whose Agents they are, give notice that 1) The particulars are set out as a general outline only for how the accuracy is and on the constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the ployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

