



**9 Higher Street**  
Dartmouth  
£8,500 + VAT per annum.

*Freeborns*  
ESTATE AGENTS



# 9 Higher Street, Dartmouth, TQ6 9RB

**DESCRIPTION:** A Grade II listed double fronted ground floor shop premises situated opposite the Cherub Inn just off from the town centre being within A Conservation Area and An Area of Outstanding Natural Beauty situated approx. 50m or so from the River Dart and harbour.

The agents consider this property to be ideal for those seeking a retail premises or possible professional usage (subject to planning consent etc) and therefore strongly recommend an accompanied viewing appointment in order to fully appreciate the character property and convenient location.

The property comprises (measurements approx.)

**MAIN SHOP:** 6.10m X 4.11m, narrowing to 3.82m (max) x 4.41m: With night storage heater and hard wired fire alarm system. Double frontage.

**REAR STORE :** 3.85m x 3.21m

**KITCHENETTE:** With sink unit leading to:

**CLOAKROOM/WC:** With wash hand basin.

**SERVICES:** Mains electricity, water and drainage.

**THE LEASE:** New lease approx 5-10 years, rent review every 3 years. FRI.

**RENT** £8,500 + VAT

**SERVICE CHARGE:** £TBC per annum.

**BUSINESS RATES:** Shop and premises –  
Rateable Value £5,900.

**VIEWING:** By appointment and accompanied by Freeborns.

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