



**Ground Floor, 24 Foss Street**  
Dartmouth  
£12,000 Per annum

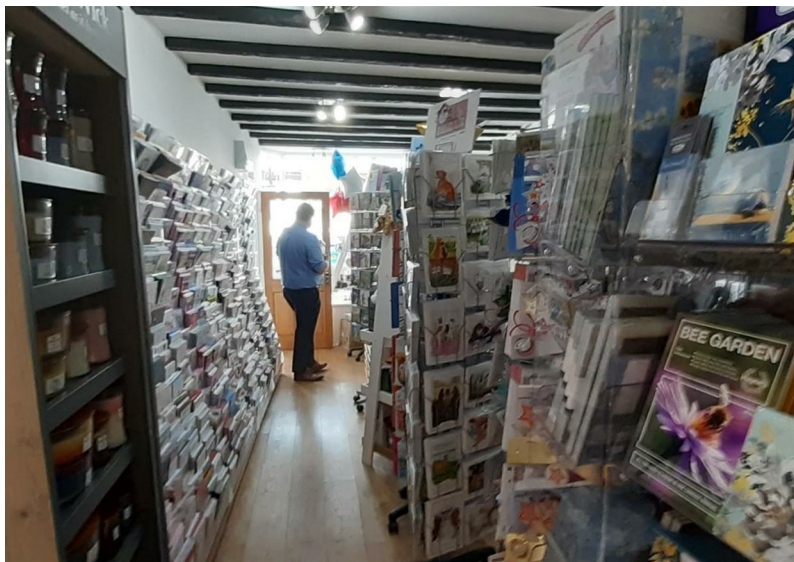
*Freeborns*  
ESTATE AGENTS

This ground floor commercial shop benefits from occupying a prime trading position, with well established trading names nearby, including Seasalt, Joules and Henri Lloyd. The property is situated in a conservation area, in a popular Devon coastal town and in a pedestrian street position.

There is a new lease available, with vacant possession.

The premises are approximately 321 sqft (29.81 sqm).

RENT FREE PERIOD AVAILABLE



# Ground Floor, 24 Foss Street, Dartmouth, Devon, TQ6 9DR

## 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.

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

## DESCRIPTION

A Grade II Listed ground floor shop occupying a prominent position within a conservation area, central shopping area and an Area of Outstanding Natural Beauty. The premises have until recently been used as a card and gift shop situated on the pedestrianised Foss Street with well established national and local trading names nearby.

The property benefits from a good sized shop front, period features and store / WC facilities located to the rear.

## ACCOMMODATION

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

GF outlet: 269 sqft (24.94 sqm)

Store: 52 sqft (4.87 sqm)

Total: 321 sqft (29.81 sqm)

## 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

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

## PLANNING

The amended use classes would mean the property could be used for E class uses which would include retail, café/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 £7,600.

## 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 our office on 01803 832045.

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

[info@freebornsproperty.co.uk](mailto:info@freebornsproperty.co.uk)

[www.freebornsproperty.co.uk](http://www.freebornsproperty.co.uk)

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