

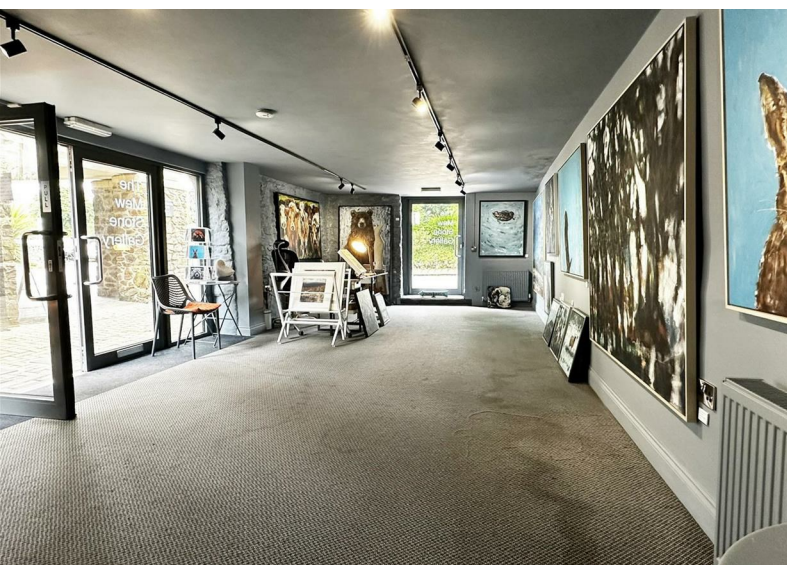


1, The Sail Loft 12 Mayors Avenue Dartmouth £15,000 Per annum

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ESTATE AGENTS

A well appointed town centre commercial premises currently being used as a successful gallery. The building, which was extensively renovated, consists of a front office with aluminium doors and windows onto both the main street and an alternative pedestrian walkway, hallway / store, side office with additional aluminium window and door, kitchen with fitted aluminium door and cloakroom / WC.

This property benefits from gas fired central heating and is located opposite the entrance to the main car park.



1, The Sail Loft 12 Mayors Avenue, Dartmouth, Devon, TQ6 9NG

THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

LEASE TERMS

Open for negotiation.

BUSINESS RATES

Rateable Value £6,000

SERVICES

Mains gas, electricity, water and drainage are connected.

SERVICE CHARGE

Current service charge: £720.94 payable per annum.

Insurance charge: approximately £130.00 per annum.

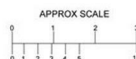
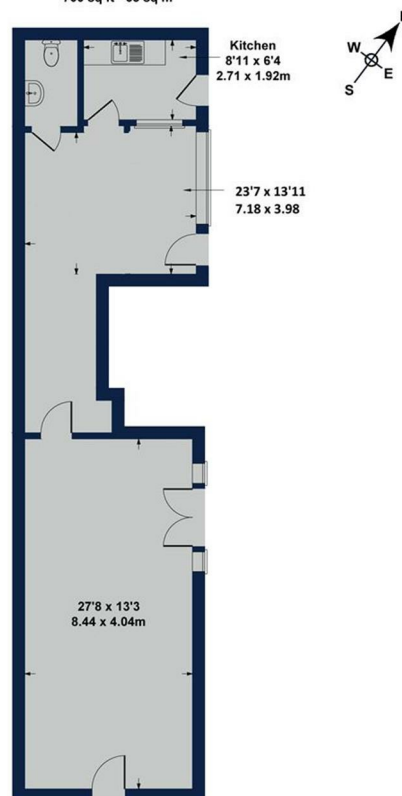
AVAILABLE AUGUST OCTOBER 2025

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.

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Approximate Gross Internal Area
700 sq ft - 65 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
Produced by The Plan Portal/Potterplans Ltd. 2022



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