



**4 Lower Street**  
Dartmouth  
Price £525,000

*Freeborns*  
ESTATE AGENTS

A mixed use property located in the centre of the popular town of Dartmouth. This property comprises of a ground and first floor commercial premises which is currently let and a 2nd and 3rd floor residential premises currently awaiting fit out, located under a replacement roof installed in 2010.





# 4 Lower Street, Dartmouth, TQ6 9AJ

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

### GROUND AND FIRST FLOOR RETAIL UNIT

Measuring approximately 115 METRES SQUARED.

This section of the building is let at £17,350 PA with the next rent review date in May 2026. The lease is on FRI terms, is include within the 1954 act.

A separate pedestrian door gives access to the residential section of the building .

### RESIDENTIAL SECTION

A communal staircase rises to the 2nd floor where a well proportioned residential space is found spread over two floors and located under a recently renovated roof. This section of the building has been left for the buyer to configure how they wish and has previously housed a three bedroom apartment.

### SERVICES

Electricity, gas, water and mains drainage are connected and plumbing and electricity venting has been partially installed.

### BUSINESS RATES

Future rateable value (from 1 April 2026) £19,750

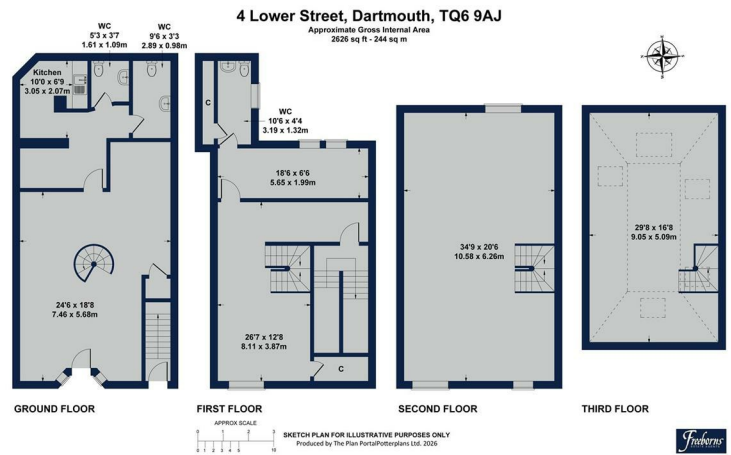
### EPC: C

### LOCAL AUTHORITY

South Hams District Council

### 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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