



# To Let

## First Floor Units 7 & 8 Hannaford's Landing, Island Street, Salcombe, TQ8 8FE

Individual storage units

First floor position above Devon Rum

Unit 7 – 6.96 sq m (75 sq ft)

Unit 8 – 7.19 sq m (77.43 sq ft)

Asking rent:

Unit 7 £1,950 per annum

Unit 8 £2,000 per annum

Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)



## Location & Description

The town of Salcombe is located within an area of special scientific interest, a Marine Local Nature Reserve and an area of outstanding natural beauty at the mouth of Kingsbridge Estuary. The town which is within easy access of sandy beaches is located in the popular tourist area of South Hams in Devon, Salcombe being highly regarded by the yachting fraternity and whilst the town has a population of approximately 2,000 inhabitants this is boosted significantly on a seasonal basis due to its tourist status and a significant proportion of second home ownership.

We are delighted to offer to let an individual storage units within Hannaford's Landing. Hannaford's Landing is a modern two storey building originally constructed in 2007 to a very high standard. It is home to a variety of occupiers to include Coast & Country Cottages, Island Street Bar & Grill, Devon Rum Company, Salcombe Dairy Ice Cream & Chocolate, and Salcombe Dental Practice. Located in a prime location on Island Street with nearby car parks as well as other highly regarded independent and national occupiers.

Island Street has become increasingly popular with a number of exciting past and present developments. To mention only a few Salcombe Gin, Brewery Quay and Rockfish who we understand are looking to occupy premises on the corner of Island Street opposite the CO-OP sometime during 2024.

## Accommodation

(all areas and dimensions are approximate).

Unit 7:	6.96 sq m	75 sq ft
Unit 8:	7.19 sq m	77.43 sq ft

## Tenure

The unit is available by way of a licence agreement, The quoting rental is to be:

Unit 7 - £1,950 pax  
Unit 8 - £2,000 pax

## Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14302 (April 2024)

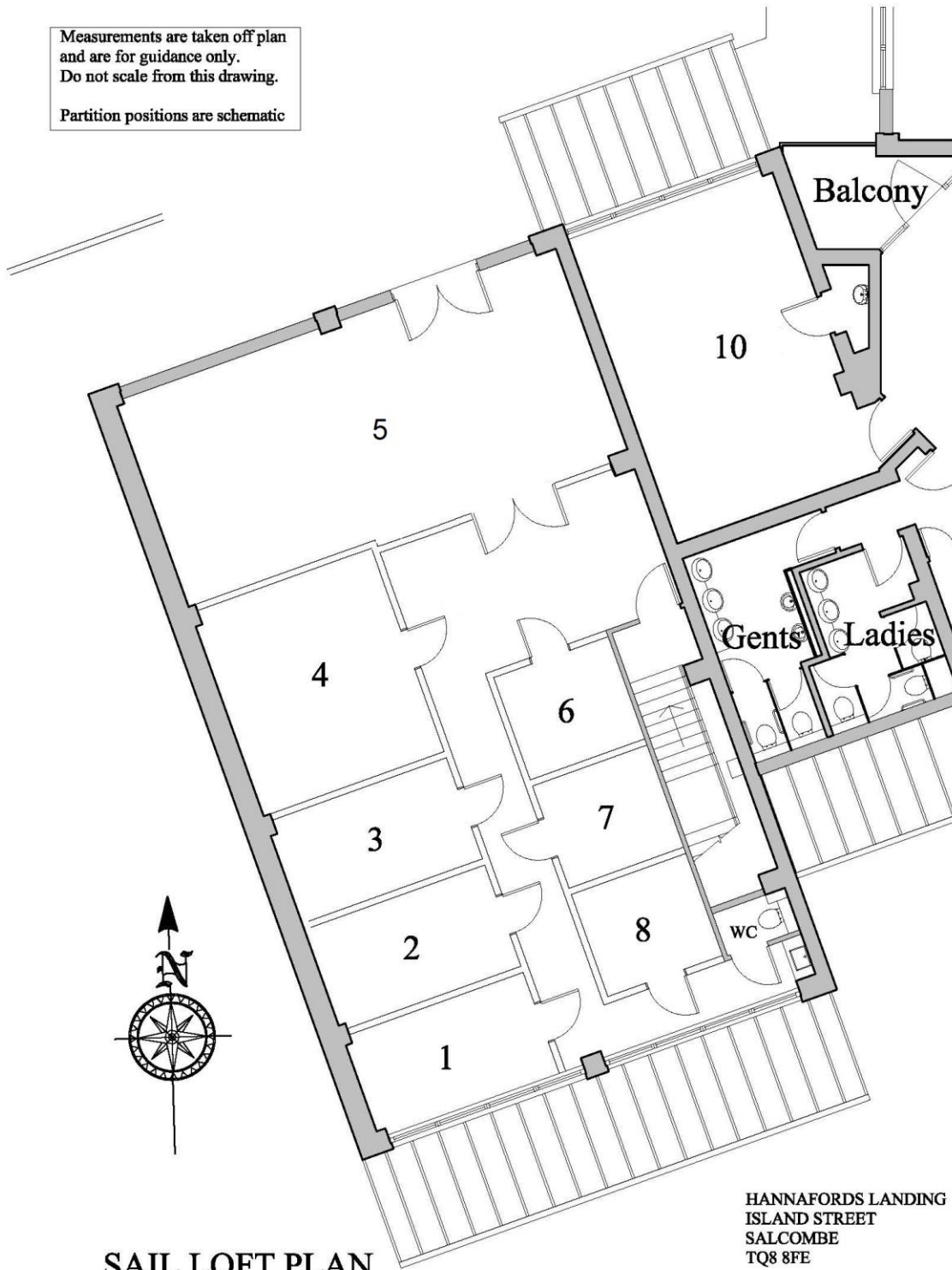


**Plymouth Office**  
Farrer Court, 75 North Hill, Plymouth PL4 8HB  
Tel: 01752 670700  
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without 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 each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Measurements are taken off plan  
and are for guidance only.  
Do not scale from this drawing.  
  
Partition positions are schematic



**SAIL LOFT PLAN**

**HANNAFORDS LANDING  
ISLAND STREET  
SALCOMBE  
TQ8 8FE**

SCALE:- 1:100 (A4)  
Date:- 28/07/2022

159/14/110



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