

Established

**RENDELLS**

1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

**To Let**

**2 Victoria Road, Dartmouth, TQ6 9SA**



**A ground floor shop to let on a visable corner position with a transfer of lease until May 2033.**

**£14,600 per annum**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881

Email: [commercial@rendells.co.uk](mailto:commercial@rendells.co.uk)

### SITUATION:

Dartmouth is an attractive and historic coastal town located in the South Hams on the River Dart estuary. The town is a very popular all year round destination and has a very strong residential population of around 5,000.

Situated 13 miles from Totnes, 6 miles north of Torbay and around 40 miles south of Exeter and the M5. The town centre has a number of leading retailers including Boots, Henry Lloyd, Crew Clothing, Fat Face and Marks & Spencers and there is also a strong local independent retail presence in the town. Close by are a number of public pay & display car parks and the harbour within walking distance.

### DESCRIPTION:

2 Victoria Road benefits from a prominent retail position on the corner of Foss Street; a charming pedestrianised street renowned for its vibrant mix of independent boutiques and Duke Street popular with independent and national occupiers alike attracting high footfall from both locals and visitors. Other retailers close by include Quba Sails, The Deli at Dartmouth, Cotton Traders and Mountain Warehouse. The shop unit comprises of a ground floor self-contained lockup shop, well configured with large glass windows on a dual aspect giving excellent road frontage from both directions. There is a large sales floor of around 42m<sup>2</sup> with a staff w/c to the rear.

### ENERGY PERFORMANCE CERTIFICATE:

EPC – B (47)

### SERVICES:

Metered mains electric, water and foul

### LEASE TERMS:

Assignment of remaining lease until May 2033 with passing rent of £14,600 per annum, subject to a review on a three yearly basis (May 2026) on a proportional and full repairing basis (40%)

### BUSINESS RATES:

The property has a Rateable Value of £7,485. This is not the amount payable as a qualifying business may be eligible for full exemption if entitled to Small Business Rates Relief.

### VAT:

VAT is NOT applicable to the rent.

### BUSINESS RATE RELIEF:

The unit would be suitable for small business rate relief.

### RENT:

The property is available to rent as a whole under the terms of the assigned lease for £14,600 per annum. (a copy of the lease is available upon request)

### COSTS:

The ingoing tenant will be responsible for the outgoing tenant's reasonable legal costs.

### VIEWING & FURTHER INFORMATION:

Strictly by appointment only through the agents

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