



6-7 Hauley Road, Dartmouth, Devon TQ6 9AA

Retail or office unit in excellent location.

• Suite office or retail • Town Centre Location • New Lease • Near to lower ferry • Available 1st April 2025

£13,500 Per Annum

01803 866130 | rentals.southdevon@stags.co.uk

LOCATION

Dartmouth is an attractive South Devon estuary town at the mouth of the river Dart. The town is renowned for its Royal Naval College and its vibrant and busy atmosphere. Dartmouth is situated approximately 10 miles from Totnes but access to surround centres is good with two car ferries running from Dartmouth to Kingswear linking the town with Torbay and beyond.

Dartmouth is considered to be a year round tourist destination and combined with a large residential catchment area supports a wide range of both national and independent retailers.

DESCRIPTION

6-7 Hauley Road provides an opportunity to rent a good sized retail unit. the property would be suitable for a range of normal retail uses. The accommodation briefly comprises the following:-

GROUND FLOOR SHOP

Having a recessed frontage, the main space has a WC and small kitchen area off to one side.

Net internal area approx. 37.12 sq.m.

TENURE

The property is available on effectively full repairing and insuring terms. The lease to be by negotiation.

BUSINESS RATES

2023 List: £12,250

Please note this is not Rates Payable. 100% Rate Relief will be available for eligible parties qualifying for Small

Business Rates Relief. Interested parties are advised to contact the Local Billing Authority, South Hams District Council

SERVICE CHARGE

£1,031.0 Per annum

EPC

EPC E 112

<https://find-energy-certificate.service.gov.uk/energy-certificate/9119-3034-0616-0000-2795>

VIEWINGS

By prior appointment with the Agents,, Stags Commercial. Tel 01803 865116
commercial@stags.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC