



To Let

£25,000 pax

5-9 Victoria Road, Dartmouth, Devon, TQ6 9SA

**Approx. 1,105 Sq Ft
(102.70 Sq M)**

Summary

- Highly prominent retail unit
- High footfall location
- Approx. 1,105 sq ft (102.68 sq m)
- Glazed frontage
- Other local occupiers include Mountain Warehouse, Cornish Bakehouse, Quba & Co, Cancer Research UK
- Well established retail location
- Close to the town two main surfaced car parks (Mayor's Avenue and Market Square car parks)

Location:

The property is situated within the heart of Dartmouth the highly desirable coastal resort town that lies at the mouth of the River Dart estuary. The town is within an area of outstanding natural beauty with tranquil countryside, iconic coastline scenery and located in the wider region known as the South Hams.

The town enjoys stunning views over the River Dart and across to Kingswear, and benefits from a consistent residential population of circa 7,000 that is boosted by a strong tourist trade throughout the year, particularly through the summer months.

Other occupiers located in the vicinity include Mountain Warehouse, Quba & Co, Cornish Bakehouse and Cancer Research UK along with a mix of strong and well-established independent traders. There are also a good mix of hotel, restaurant and pub occupiers throughout the town which provides the location with a strong leisure reputation throughout the South West.

Description:

The property consists of a prominent ground floor retail premises with storage to the rear. The sales area benefits from an open plan layout with attractive and fully glazed shop frontage which is highly visible from Victoria Road.

The property benefits from a modern fit-out, that includes downlighting, tiled flooring and ceiling mounted air conditioning units.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Sales	86.83	935
Storage	15.85	171
Total	102.68	1,105

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (79)

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,750. Therefore making the approximate Rates Payable £16,342 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value reduce/increase to £32,250 making the Rates Payable £16,092 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a proportional full repairing and insuring lease on terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

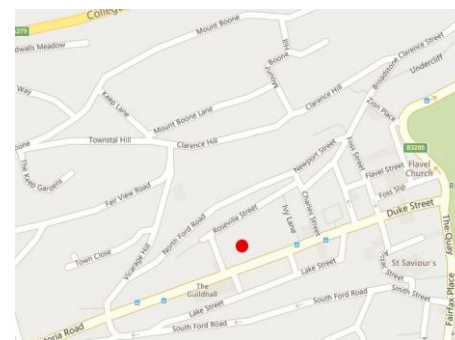
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP