

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

3 The Quay, Dartmouth, Devon, TQ6 9PS

**For Sale**

**£450,000**

Approx. 1,176 Sq Ft  
(109.35 Sq M)





## Summary

- Prominent retail premises with upper parts
- Ground Floor Sales: Approx. 495 sq ft (46 sq m)
- First and Second Floors: Approx. 682 sq ft (63.37 sq m)
- High footfall location
- Gross frontage: 6.85 m
- Net frontage: 6.75 m
- Other occupiers include Fat Face, Henri Lloyd, Boots and Crew in close proximity
- On street parking located closeby
- Fully glazed shop frontage

## Location:

The property occupies a prominent position adjacent to Jack Wills on the Southern side on Dartmouth's Historic Quay. There is a mix of national, regional and local occupiers in the vicinity including Fat Face, Boots, Henri Lloyd and Crew.

Car parking is available directly outside the unit and along the Quay. There is also the Dartmouth main surface car park located 2 mins walk from the property.

## Description:

The property is a 3-storey mid terrace with retail sales on the ground floor and offices on the upper levels, which benefit from separate access adjoining the shop. There are also Kitchen and WC facilities at second floor level and the property maybe suitable for redevelopment subject to the necessary planning consent.

## Accommodation:

All First Floor areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The Ground Floor retail measurements have been taken from the Valuation Office Website. Please rely on your own approx. measurements.

	sq m	sq ft
Ground floor sales	46	495
First floor office & store	29.28	315
Second floor offices	30.50	328
Second floor kitchen	3.57	38
Total	109.35	1,176

## 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 (89)

## Planning:

The amended use classes would mean this property could be used for E class uses. The second floor benefits from potential residential development (having previously been a flat) subject to planning.

## Business rates:

From the the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for the Ground Floor is £22,000.00 whilst the First Floor Rateable Value is £4,050.00.

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

## Terms:

The property is available freehold with vacant possession.

## Legal fees:

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

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

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



## CONTACT THE AGENT

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