

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£45,000 pax

Ground Floor & First Floor 2 Spithead, The Quay,
Dartmouth, Devon TQ6 9PS

1,941 Sq Ft
(180.30 Sq M)

Summary

- Rare chance to secure large unit
- Prime position fronting the inner Harbour
- Large open plan sales area
- Scope for range of uses STP
- Nearby occupiers include Boots, Henri Lloyd, Fat Face and Warren's Bakery
- Characterful and attractive façade

Location:

2 Spithead occupies a prominent position within one of the Town's most sought after retail pitches and benefits from extensive frontage overlooking the historic Quay and inner Harbour. Dartmouth is an affluent South Devon Town situated at the mouth of the River Dart, popular with tourists as well as yachting and boating enthusiasts.

Transport connections are via the A3122 / A381 to Totnes and then linking to the A38. Dartmouth is approximately 11 miles South East of Totnes and 40

miles South of Exeter. The Higher Ferry also provides links to Paignton and Torquay.

The Town has attracted an impressive selection of national retailers including Moshulu, Henri Lloyd, Crew Clothing, Fat Face and Warren's Bakery.

Description:

An impressive four storey Grade II Listed building, benefitting from an extensive attractive façade and frontage to the historic inner Harbour on the Quay. Internally, the building provides an unusually large open plan retail area, something of a rarity in Dartmouth and offers occupiers a unique opportunity. Upper floor provide ancillary accommodation

Accommodation:

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

	sq m	sq ft
Ground floor	143.30	1,543
First floor	36.97	398
Total	180.27	1,941

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

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:

C (63)

Planning:

The amended use classes would mean this property could be used for E class uses. 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 £42,000. Therefore making the approximate Rates Payable £20,958 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 on a new effectively full repairing and insuring lease on terms to be agreed.

The property will be available for occupation from 1st May 2024.

Legal fees:

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

VAT:

The property has been elected for VAT and therefore VAT will be charged on the rent. and service charge.

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

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