



To Let

£18,000 pax

1 Foss Street, Dartmouth, Devon, TQ6 9DW

398 Sq Ft  
(37 Sq M)



# Summary

- Highly prominent ground floor retail premises
- Approx. 398 sq ft (36.98 sq m)
- Cotton Traders, Warrens Bakery, Henri Lloyd, Mountain Warehouse and Quba & Co are located in close proximity to the property
- Foss Street is popular with independent traders
- Mayors Avenue surface car park is located close by
- High footfall location
- Dartmouth is a very popular tourist destination with visitors all year round

## Location:

The property is located in Dartmouth which is a popular coastal town overlooking the River Dart approximately 19 miles from Totnes and 12 miles from Torquay.

The property is prominently located on Foss Street, just off Duke Street, which leads to the Quay overlooking the harbour a couple of minutes walk away. The property also benefits from the the main Mayors Avenue surface car park situated close by.

The street is popular with independent traders and other national occupiers located close by including Cotton Traders, Warrens Bakery, Henri Lloyd, Mountain Warehouse and Quba & Co.

## Description:

The property consists of a prominent and well configured ground floor lock up shop within a Grade II Listed building. The premises also benefits from an open sales area, wide Gross Shop Frontage of 3.4 m and staff facilities & w/c to the rear.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice

Approx	sq m	sq ft
<b>Total</b>	37	398

## Services:

It is understood 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 (52)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail and cafes/restaurants. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £10,000 therefore making the approximate Rates Payable £4,990 per annum for

2024/25. Qualifying occupiers may benefit from 100% small business rates relief subject to tenants status.

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

## Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

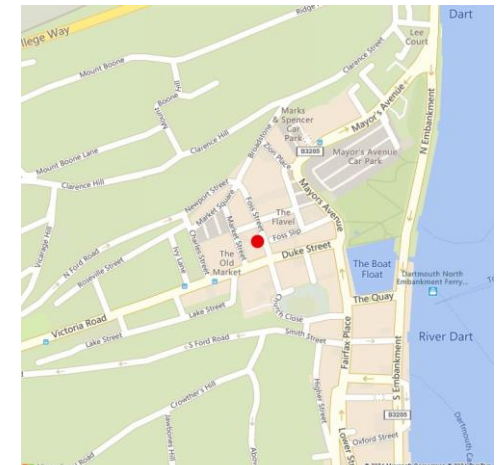
All figures quoted are exclusive of VAT if applicable.

## 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

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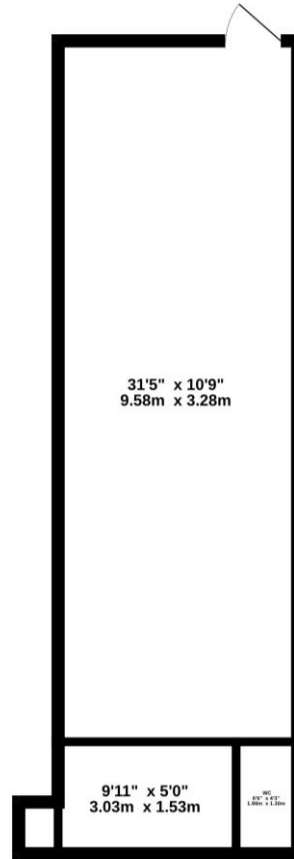
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### Exeter Office

Balliol House, Southernhay Gardens, Exeter,  
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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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