

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

HOUSE

BANK  
APARTMENTS

**CORNISH BAKEHOUSE**

**DARTMOUTH ICE CREAM**  
MAKERS OF FINE ICE CREAM AND FUDGE

**To Let**

£22,500 pax

16 Duke Street, Dartmouth, Devon, TQ6 9PZ

563 Sq Ft  
(52.30 Sq M)



# Summary

- High footfall location
- Adjacent Mountain Warehouse with Cotton Traders and Warrens Bakery located close by
- Well configured retail unit with storage behind
- Approx 423 sq ft of Sales plus 140 sq ft storage
- High quality specification
- Close to Dartmouth Car Park and public transport links
- Short walk to the historic harbour side

## Location:

The property is located in a prime position on Duke Street and circa 100 meters from the Quay and the picturesque estuary. The street is popular with independents and national occupiers alike and is one of the first streets pedestrians come across when walking from Dartmouth Car Park. Other occupiers on the street include Mountain Warehouse, Trespass, Quba Sails and Warrens Bakery.

## Description:

The property consists of a good sized open plan sales area with glazed window frontage in a prominent position on Duke Street. The property benefits from a fully fitted kitchen and generous storage/office accommodation with access to the rear via Foss Street.

## Accommodation:

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

|              | sq m  | sq ft |
|--------------|-------|-------|
| <b>Total</b> | 52.30 | 563   |

## 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:

E (102)

## Planning:

The property currently benefits from 'E' Use.

## 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 £12,750 therefore making the approximate Rates Payable £6,362.25 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 of a full repairing and insuring basis subject to surrender of current lease which is in solicitors hands.

## Legal fees:

Each party to be responsible for their own legal fees.

## 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:

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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