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17 Foss Street  
17a Foss Street Accommodation

17A

**To Let**

**£15,000 pax**

15B Foss Street, Dartmouth, Devon TQ6 9DR

487 Sq Ft  
(45.20 Sq M)

# Summary

- Sales: circa 396 sq ft (36.79 sq m)
- Storage: circa 91 sq ft (8.45 sq m)
- Total: circa 487 sq ft (45.24 sq m)
- Located on Foss Street which is popular with independent retailers
- Prominent position on the street
- Short walk to the River Dart Estuary
- Other national retailers located close by include Seasalt, Warrens Bakery, Henri Lloyd, Mountain Warehouse and Quba & Co
- Close proximity to the towns main Mayors Avenue car park

## Location:

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

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

## Description:

The property consists of a well configured ground floor lock up shop with storage and staff facilities to the rear. The premises also benefits from wooden flooring, spot lighting, air conditioning and alarm security system throughout.

The property measures 16 ft (5.01 m) at its widest with a shop depth of 54 ft (8.27 m).

## Accommodation:

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

Approx	sq m	sq ft
Total	45.20	487

## 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 (105)

## 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £14,000. Therefore making the approximate Rates Payable £6,986 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 premises are available by way of a new proportional full repairing and insuring lease.

## 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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