

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) we understand that the current Rateable Value is £14,000. Therefore making the approximate Rates Payable £6,986 per annum for 2023/24.

<u>Contact</u> 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

Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

Main Office

Tel: 01392 203010

Exeter Office

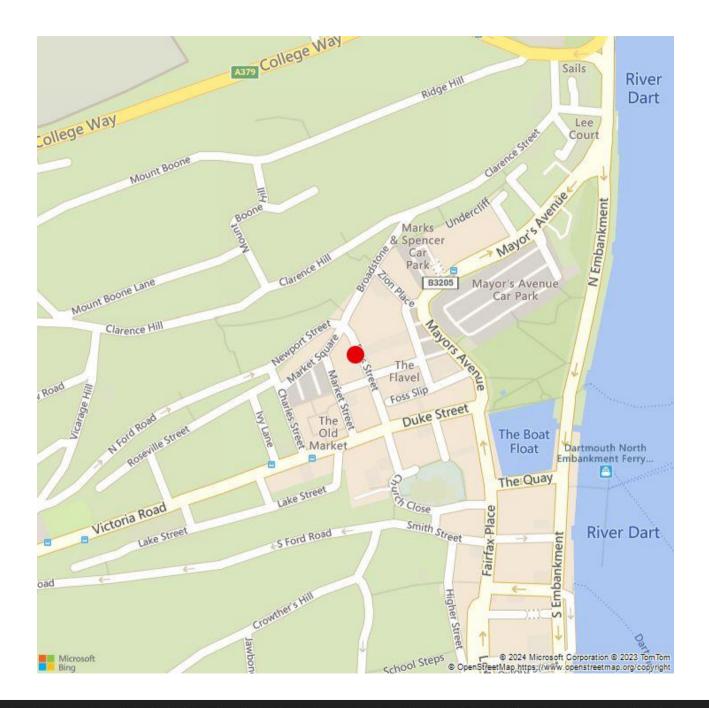
Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP



ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to kleasingbusinespremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the lowment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.







ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to Leasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agenets they are, give notice that 1) The particulars are set out as a general outline only for juidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given put responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the oyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

