

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide price £485,000

3 The Quay, Dartmouth, Devon, TQ6 9PS

1,176 Sq Ft
(109.3 Sq M)

Summary

- Rare opportunity to acquire prime mixed use freehold investment property
- Prominent ground floor location
- High footfall location
- Upper floors benefit from consented planning for vacant 2 bedroom flat
- Other occupiers include Fat Face, Henri Lloyd, Boots and Crew in close proximity
- Ground floor is let at £20,000 pa
- We are instructed to seek guide of £485,000 reflecting a NIY of 3.94%
- Total commercial unit size approx 495 sq ft (46 sq m)

Location:

The property occupies a prominent position adjacent to White Stuff on the Southern side on Dartmouth's Historic Quay. There is a mix of national, regional and local occupiers in the vicinity including Fat Face, Boots, Henri Lloyd and Crew. Car parking is available directly

outside the unit and along the Quay. There is also the Dartmouth main surface car park located 2 mins walk from the property.

Description:

The property is a 3-storey mid terrace with retail sales on the ground floor. The upper floors were previously used as offices but now have approved planning for residential conversion.

The shop has its own entrance with a new 6 year lease in place.

Accommodation:

All First Floor areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). The Ground Floor retail measurements have been taken from the Valuation Office Website. Please rely on your own approx. measurements.

	sq m	sq ft
Ground Floor Sales	46	496
First Floor Office & Store	29.28	315
2nd Floor Office	30.50	328
2nd Floor Kitchen	3.57	38
Total	109.3	1,176

Services:

We understand that mains electricity, gas, 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:

Details of the EPC ratings can be obtained from the agents.

Business rates:

From the the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Values for the Ground Floor, First Floor & Second Floor is £25,000, £2,540 & £2,950 respectively.

The upper floors would need to be re-assessed if future use as residential accommodation.

Interested parties are advised to confirm the ratings liability with South Hams District Council.

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

Terms:

The property is available freehold.

Legal fees:

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

Money laundering:

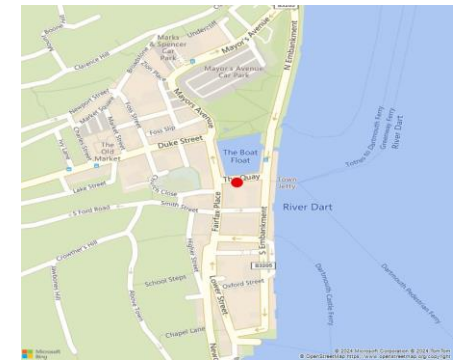
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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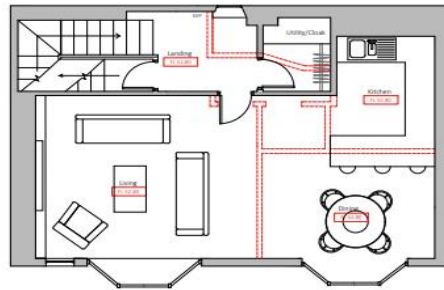
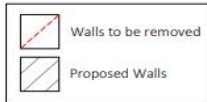
Exeter, Devon, EX1 1NP

Tenancy Schedule:

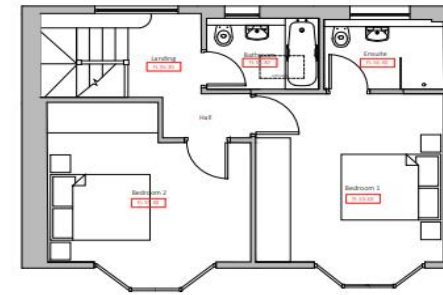
Tenant	Area sq m	Lease Commencement	Repair	Lease End	Passing Rent	Rent Review	Break
FlapJackery Limited (CRN 11279423)	495	04 April 2024	FRI	03 April 2030	£20,000 pa	None	04 April 2027

Floor Plan

Key:



Proposed First Floor Plan
1:100



Proposed Second Floor Plan
1:100

