



**To Let**

£25,000 pax

Ground floor, 62 Fore Street, Salcombe, Devon, TQ8 8ET

662 Sq Ft  
(61.5 Sq M)

# Summary

- Rare retail opportunity in Salcombe
- Approx. 662 sq ft (61.49 sq m)
- Other occupiers in close proximity include Musto, Mountain Warehouse, Quba & Co and Henry Lloyd
- Strong seasonal footfall
- Regular regatta events
- Vibrant boating and tourism community
- Closely located to the central Whitestrand Car Park

## Location:

Salcombe is a picturesque resort town located in the South Hams district of Devon, South West England. It is situated near the mouth of the Kingsbridge Estuary, primarily on the steep west side of the estuary. The town is approximately 19 miles southeast of Plymouth and about 182 miles southwest of London.

Salcombe is known for its beautiful waterfront, sheltered harbour, and its location within the South Devon Area of Outstanding Natural Beauty (AONB). It's a popular destination for boating, yachting, and tourism.

## Description:

The property consists of a prominent retail premises in the heart of Salcombe. The sales area benefits from character features and a boutique style layout with additional store located to the rear of the property.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	sq m	sq ft
<b>GF Sales</b>	59.13	637
<b>Store</b>	2.36	25
<b>Total</b>	61.5	662

## 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:

C (67)

## Planning:

The amended use classes would mean this property could be used for E class uses which includes retail or café/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 £30,250, therefore making the approximate Rates Payable £15,094.75 per annum for 2024/25.

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

## Terms:

The property is available leasehold on terms to be agreed.

## Legal fees:

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

## VAT:

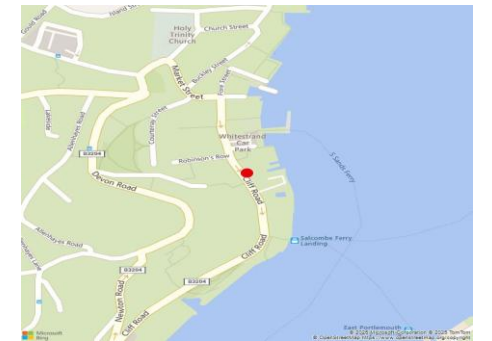
The property has been elected for VAT and therefore VAT will be charged on the rent.

## 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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