



**To Let**

**£22,000 pax**

Ground Floor, 14 Duke Street, Dartmouth, Devon, TQ6 9PZ

585 Sq Ft  
(54.3 Sq M)

# Summary

- High footfall location
- Adjacent Mountain Warehouse with Cotton Traders and Warrens Bakery located close by
- Ground floor retail unit with storage
- Approx 487 sq ft of sales plus 98 sq ft of storage
- 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 50 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 Sam Downs Glass.

## Description:

The property consists of an open plan sales area with glazed window frontage in a prominent position on Duke Street with additional storage at the rear.

## Accommodation:

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

	sq m	sq ft
Sales area	45.23	487
Storage	9.13	98
Total	54.36	585

## Service charge:

A service charge is levied for the upkeep and maintenance of the external areas and structure of the building. Please enquire for further information.

## 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 (73)

## Planning:

The amended use classes would mean this property could be used for E class uses which includes retail and cafe/restaurant. 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 £14,250, therefore making the approximate Rates Payable £7,110.75 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 premises are available by way of a new effective 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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