

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

Rent on application

13 Victoria Road, Dartmouth, Devon, TQ6 9RT

1,500 - 4,809 Sq Ft
(139.4 - 446.8 Sq M)

Summary

- Prominent corner retail premises located in the heart of the town centre
- One of the only large open plan units in the town
- Approx. 4,809 sq ft (446.80 sq m) with potential to be split into a smaller unit subject to applicants requirements
- Other national retailers including Quba Sails, Mountain Warehouse and Cotton Traders are located in close proximity to the property.
- May be suitable for alternative uses subject to planning
- Mayors Avenue surfaced car park is located a couple of mins walk for the property
- Rare opportunity to acquire a large retail premises in the town

Location:

Dartmouth is an affluent South Devon Town situated at the mouth of the River Dart, popular with tourists as well as yachting and boating enthusiasts. Transport connections are via the A3122 / A381 to Totnes and then linking to the A38. Dartmouth is approximately 11 miles South East of Totnes and 40 miles South of Exeter. The Higher Ferry also provides links to Paignton and Torquay.

The property is located in a highly prominent position with other occupiers including, Quba Sails, Mountain Warehouse and Cotton Traders located in close proximity to the property.

Description:

The property consists of a good sized sales area with glazed return frontage and storage to the rear. The property has the potential to be split into a smaller size subject to applicants requirements.

The premises remains one of the largest retail units within the town centre and may benefit from a number of alternative uses subject to the necessary planning consents.

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
Ground Floor	358.05	3,854
First Floor Ancillary	36.33	391
Second Floor Ancillary	52.40	564
Total	446.8	4,809

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, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

Dependant on the size taken the premises will need to be reassessed.

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

Terms:

The property is available on a leasehold basis with terms to be agreed.

Legal fees:

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

VAT:

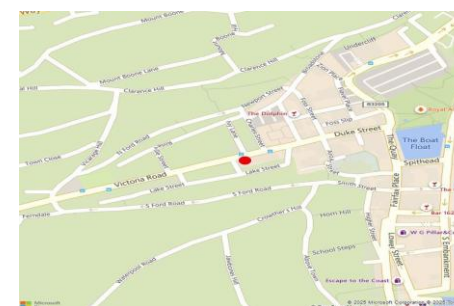
All figures quoted are exclusive of VAT if applicable.

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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