

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**Country Hill Animal Shelter**

01803  
839565

**To Let**

**£16,000 pax**

17 Victoria Road, Dartmouth, Devon, TQ6 9RT

873 Sq Ft  
(81.10 Sq M)



# Summary

- Located at the entrance to Dartmouth Market, which forms part of a throughfare for pedestrian shoppers
- Nearby occupiers include Mountain Warehouse, Post Office, Spar and the Market
- Large prominent frontage
- Potential for rear access
- Affluent, and attractive market town
- Approx 81.10 sq m (873 sq ft)
- Nearby car parks available

## 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.

## Description:

Grade II listed ground floor retail unit. The property benefits from wide frontage leading onto a good sized main sales area, with WC, and useful further storage to the rear. The property also benefits from an enclosed courtyard.

## 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
Total	81.10	873

## Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. 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:

B (26)

## 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:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £18,750, therefore making the approximate Rates Payable £9,356.25 per annum for 2025/26.

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

## Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

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

## VAT:

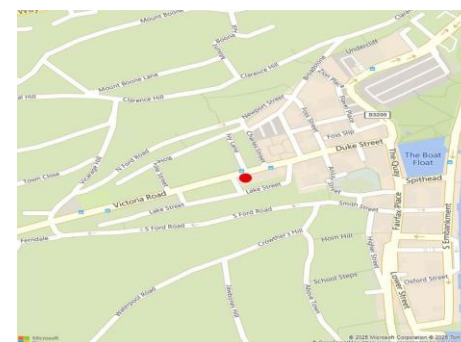
All figures quoted are exclusive of VAT if applicable.

## 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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