

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**For Sale**

**£550,00 Guide Price**

**24 Fairfax Place, Dartmouth, Devon, TQ6 9AB**

**1,744 Sq Ft  
(162 Sq M)**



## Summary

- Mix Use investment opportunity
- Prime shop and large Maisonette above in affluent Dartmouth
- Approx. 1,744 sq ft (162.04 sq m) total accommodation
- Income producing retail unit let on a commercial lease
- Self contained flat above
- Other occupiers in the vicinity include Cornish Bakery, Jam Industries, Co-Op, Crew Clothing and Moshulu
- Additional Storage to the rear

## Location:

The historic coastal town is set on the banks of the River Dart Estuary, approximately 11 miles South East of Totnes and 40 miles South of Exeter. Dartmouth is a popular holiday destination particularly with the yachting fraternity, which has attracted an impressive selection of regional and national retailers including Cornish Bakery, Jam Industries, Co-Op, Crew Clothing and Moshulu in close proximity to the property.

## Description:

A rare opportunity to purchase commercial ground floor premises with residential accommodation above. A prime located shop and attractive apartment in the heart of Dartmouth Town Centre. This spacious 4 bedroom property is split over 3 levels with 2 en suites and a newly built dining room with uPVC skylight at the rear. The commercial unit has been renovated and benefits from a large window frontage, as well as a kitchen area and WC.

## Accommodation:

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

	sq m	sq ft
<b>GF Retail (NIA)</b>	37.90	408
<b>Maisonette over ground, first, second and third floors (GIA)</b>	124.14	1,336
<b>Total</b>	162.00	1,744

## 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 (60)

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value of the ground floor is £15,500, therefore making the approximate Rates Payable £5,921 per annum for 2026/27.

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

## Terms:

The freehold of the property is available.

The ground floor is let to Bert & Buoy Limited on a full repairing and insuring lease (subject to a Photographic Schedule of Condition) expiring 14th October 2027 at a passing rent of £12,000 per annum.

There is a tenants only option to break on 15th October 2026 (although the notice period has now passed) and a service charge payable of £2,500 per annum. The lease is contracted outside the landlord and tenant act 1954.

## Legal fees:

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

## Money laundering:

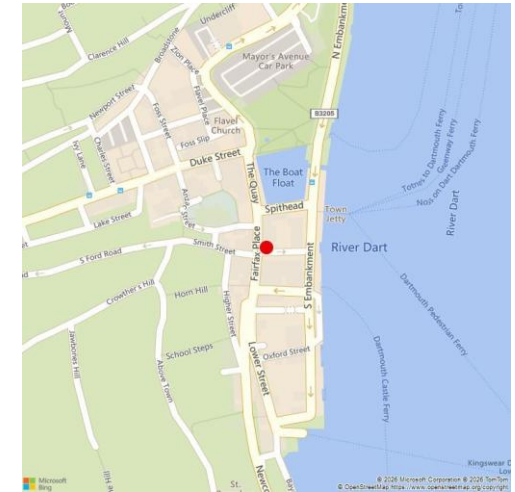
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

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



## CONTACT THE AGENT

### Zach Maiden

Tel: **07770 442592**

Email: [zmaiden@vickeryholman.com](mailto:zmaiden@vickeryholman.com)

### Charles Harris

Tel: **07809 199583**

Email: [charris@vickeryholman.com](mailto:charris@vickeryholman.com)

### Tom Freeborn

Tel: **01803 832045**

Email: [tom.freeborn@freebornsproperty.co.uk](mailto:tom.freeborn@freebornsproperty.co.uk)



### Exeter Office

Balliol House, Southernhay Gardens, Exeter,  
Devon, EX1 1NP

