

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£23,500 pax

Ground Floor 9 Duke Street, Dartmouth, Devon, TQ6 9PY

910 Sq Ft
(84.52 Sq M)

Summary

- Highly prominent retail unit to let
- Approx. 910 sq ft (84.52 sq m)
- Quba Sails, Cotton Traders, Warrens Bakery and Weird Fish located in close proximity to the property
- 6.20 m Gross Frontage (Net 5.49 m) which is highly visible from Duke Street
- Closely located near the Boat Float and Mayors Avenue surface car park
- High footfall location
- Available March 2026

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, Cotton Traders, Warrens Bakery and Weird Fish located in close proximity to the property.

Description:

The property consists of a good sized ground floor retail premises with rear storage, w/c and staff & kitchen facilities all on the same level. The property benefits from a prominent approximately 6.20 m Gross Frontage (Net 5.49 m) which is highly visible from Duke Street. The property also benefits from central heating and carpeted throughout.

The property has previously been occupied by Stags for their main Dartmouth offices but could be suitable for a number of uses subject to the necessary planning consent.

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
GF Sales	49.53	533
Storage	10.96	118
Offices	13.11	141
Kitchen	10.92	118
Total	84.52	910

Service charge:

There is no fixed service charge. Any costs incurred for the upkeep and maintenance of the communal areas are shared between the occupiers, apportioned 60% to the upper floors and 40% to the ground floor. Further details are available on request.

Services:

We understand that mains electricity, gas, 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:

E (118)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail, offices and cafe/restaurants. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £24,250, therefore making the approximate Rates Payable £12,100.75 per annum from April 2026.

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

[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 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:

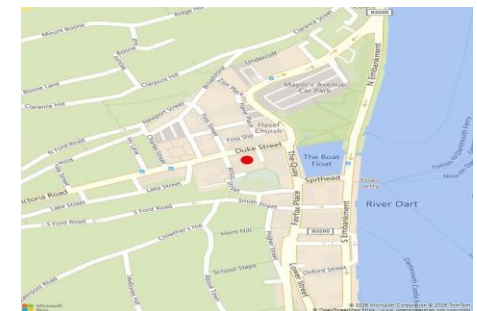
All figures quoted are exclusive of VAT if applicable.

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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