

 MOUNTAIN WAREHOUSE

**BANK
APARTMENTS**

To Let

£35,000 pax

18 Duke Street, Dartmouth, Devon, TQ6 9PZ

**1,024 Sq Ft
(95.13 Sq M)**

Summary

- Highly prominent retail unit to let
- Approx. 1,024 sq ft (95.13 sq m)
- Quba Sails, Cotton Traders, Jo Downs Handmade Glass and Weird Fish located in close proximity to the property
- 6.18 m Gross Frontage which is highly visible from Duke Street
- Closely located near the Boat Float and Mayors Avenue surface car park
- High footfall location
- Available September 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 close to its junction with The Quay with other occupiers including, Quba Sails, Cotton Traders, Jo Downs Handmade Glass and Weird Fish located in close proximity to the property.

Description:

The property consists of an open plan sales area with prominent window frontage in a prime position on Duke Street with additional storage, staff room & WC at the rear. The property benefits from a prominent approximately 6.18 m Gross Frontage which is highly visible from Duke Street.

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	95.13	1,024

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 (46)

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) we understand that the current Rateable Value is £33,000, therefore making the approximate Rates Payable £12,606 per annum for 2026/27.

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 by way of a new full repairing and insuring lease. A stepped rental arrangement is available as follows:

- Year 1: £35,000 per annum
- Year 2: £36,000 per annum
- Year 3: £37,500 per annum
- Year 4: £38,500 per annum
- Year 5: £40,000 per annum, subject to review thereafter.

Legal fees:

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

VAT:

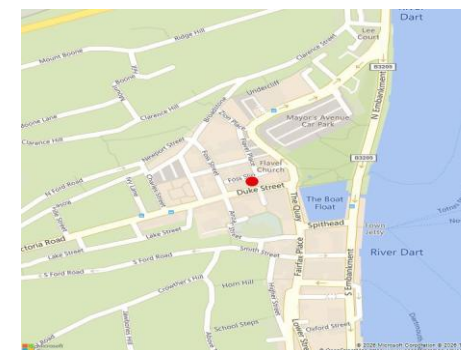
All figures quoted are exclusive of VAT if applicable.

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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