

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£150,000 Guide Price

Ground Floor 24 Fairfax Place, Dartmouth, Devon, TQ6 9AB

408 Sq Ft
(37.90 Sq M)



Summary

- Retail investment opportunity
- Prime shop in Dartmouth
- Approx. 408 sq ft (37.90 sq m)
- Income producing retail unit let on a commercial lease
- Other occupiers in the vicinity include Cornish Bakery, Jam Industries, Co-Op, Crew Clothing and Moshulu
- Nearby car parks
- Maisonette above available to purchase subject to further negotiation.

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 Warrens Bakery, Henri Lloyd, Crew Clothing, Quba and Seasalt in close proximity to the property.

Description:

A rare opportunity to purchase a prime commercial ground floor premises located in the heart of Dartmouth Town Centre. 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 internal basis.

	sq m	sq ft
Total	37.90	408

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)

Planning:

The amended use classes on the ground floor would mean this property could be used for E class uses which includes retail 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 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.

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

Terms:

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.

Legal fees:

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

Money laundering:

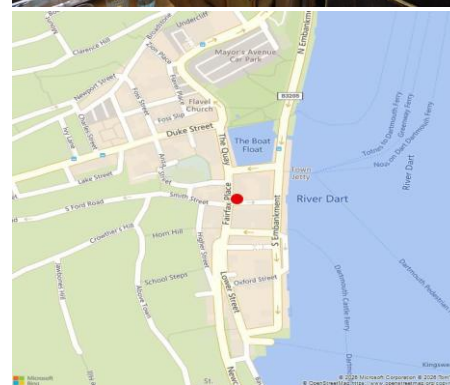
Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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

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