

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£32,500 pax

Ground Floor, 7 The Quay, Dartmouth, Devon, TQ6 9PS

662 Sq Ft
(61.46 Sq M)

Summary

- Prime ground floor location
- 5.61 m Gross frontage (Net 4.97 m) which is highly visible from the Quay
- High footfall location
- Accommodation approx 662 sq ft (61.46 sq m)
- Adjacent to the Boat Float and closely located to Mayors Avenue surface car park
- Nearby occupiers include Flapjackery, Weird Fish, Fatface, Henry Lloyd, Boots the Chemist and Quba Sails
- Potentially available from January 2027

Location:

The property occupies a prominent position on the Southern side on Dartmouth's Historic Quay. There is a mix of national, regional and local occupiers in the vicinity including Flapjackery, Weird Fish, Fatface, Henry Lloyd, Boots the Chemist and Quba Sails.

Car parking is available directly outside the unit and along the Quay. There is also the Dartmouth main surface car park located 2 mins walk from the property.

Description:

The property consists of a prime ground floor retail premises in the heart of Dartmouth. The unit benefits from a wide glazed Gross Frontage of approx. 5.61 m (to a Net of 4.97 m), wooden floor, spot lighting with rear staff facilities and w/c.

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	61.46	662

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.

Service Charge:

A service charge is levied for the upkeep and maintenance of the building. The retail unit is responsible for 25%, with the current year's budget being £1,469 + VAT.

EPC / MEES:

C (74)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail and cafe/restaurant. 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 £26,500 therefore making the approximate Rates Payable £10,123 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with South Hams 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 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:

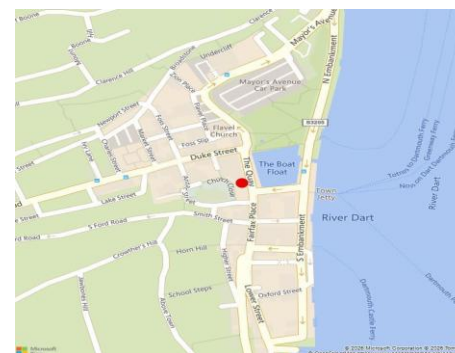
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

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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