

Unit 7, 10 Foss Street

Ref No: 4944

Dartmouth, Devon, TQ6 9DW



Newly Renovated Office Space Available To Let

Central Location in Dartmouth Town

Gross Internal Area Approx. 43m² (462 sq ft)

Recently Renovated to Good Spec with Kitchen & Bathroom

Suitable for Office, Beauticians or Other Service Providers (STC)

Annual Rental of £9,000

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LOCATION

Dartmouth is situated on the River Dart which is reputed to be one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Other attractions include the magnificent Naval College, the wonderful architecture and Elizabethan side streets with independent shops, art galleries, a bustling market and gourmet restaurants, bistros, bars and cafes.

Dartmouth also hosts vibrant festivals all year round such as the town's regatta, music festival and food festival. There are many other tourist attractions in the area and Dartmouth also provides easy access to the unspoilt South Hams coast. The A379 trunk road runs through Dartmouth, linking the town to Slapton and Kingsbridge to the southwest and Torbay to the east across either the Higher or Lower Ferry. The A3122 connects Dartmouth with the A381 Totnes to Kingsbridge Road.

DESCRIPTION

The unit is situated within a period building nestled amongst the boutiques and galleries of the unique Foss Street. The unit is located at the back of Dartmouth Silver, with windows fronting on to Flavel Street and access via a gated and recently redecorated alley.

The unit has been extensively refurbished and offers a high spec office suite, with a fitted kitchen and shower room. The gross internal area of the unit is 43m² (462 sq ft) and is split across two offices, kitchen and shower room. The unit has permission for Use Class E businesses, meaning it can be used for general commercial, business and service, including office, hairdressers, beauticians, etc.

The accommodation briefly comprises:-

ENTRANCE HALL

With cupboard for coats and shoes.

OFFICE

18' 5" x 12' 1" (5.61m x 3.68m)

With built in kitchen, finished to high spec with inset sink, cooker, electric hob, washing machine.

OFFICE

13' 4" x 8' 8" (4.06m x 2.63m)

With storeroom.

BATHROOM

With walk in shower, sink and WC.

TENURE

Available on a new lease with exact terms to be agreed on negotiation.

RENT

£9,000 per annum, payable monthly in advance. VAT not applicable.

BUSINESS RATES

Currently awaiting reassessment. It is suspected that the rateable value should come in below £12,000. If this is the case, then eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Local Billing Authority, South Hams District Council, for further information on potential Rates Payable.

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



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