

1 Victoria Road

Ref No: 4896

Dartmouth, Devon, TQ6 9RT



Ground Floor Retail Unit in Prominent Dartmouth Location

Net Internal Area Circa 43m² (463 sq ft)

Located on One of the Main Routes Through Dartmouth

Neighbouring Occupiers Include Fat Face, Costa & Mountain Warehouse

Viewing is Highly Recommended

Annual Rental of £15,000

Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



1 Victoria Road

Dartmouth, Devon, TQ6 9RT

LOCATION

The unit is located on Victoria Road, one of the main arterial routes into Dartmouth. The South Hams town lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty, widely acknowledged as one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Dartmouth is also a haven for tourists, with its magnificent Naval College, picturesque waterfront and wonderful architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is located close to the neighbouring towns of Totnes, Kingsbridge and Salcombe as well as being in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).

DESCRIPTION

Part of a Grade II listed building with late 19th/early 20th century shop front. The retail unit occupies an enviable corner terrace position with large double window frontage of 5.73m. Internally the unit offers a retail area of circa 34m² and a storeroom of circa 9m².

The accommodation briefly comprises:-

RETAIL AREA

19' 1" x 18' 10" (5.82m x 5.73m)

With double frontage and recessed doorway, creating two large display windows with raised display.

STORAGE

19' 2" x 5' 5" (5.84m x 1.64m)

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact terms to be agreed by negotiation.

BUSINESS RATES

2023 List: £18,000

Please note these are not the Rates Payable. Interested parties are advised to make their own enquiries about rates payable with local billing authority, South Hams Council.

EPC RATING B

ADDITIONAL SPACE

3 Victoria Street is also currently vacant. There is potential to combine these two units to create 1 unit of approx. 1,345 sq ft GIA. Interested parties are advised to speak to the Agents.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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.lettingbusinesspremises.co.uk



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

