

# 8 Hauley Road

Ref No: 5129

Dartmouth, Devon, TQ6 9AA



## Lock Up Unit in Sought After Business Location

Well Suited for Office or Small Retail User

Net Internal Area Approx. 24m<sup>2</sup> (258 sq ft)

Fantastic Opportunity to Establish a Business in the Town

Available by Way of an Assignment of an Existing Lease

Annual Rental of £7,000

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



# 8 Hauley Road

Dartmouth, Devon, TQ6 9AA

## LOCATION

Dartmouth lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty. The River Dart is much loved by sailing and boating enthusiasts and has become 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

A lock-up retail unit, suitable for a range of commercial uses (subject to consent). This unit offers a fantastic opportunity for a small business/ start up looking for a town centre presence and working location.

The accommodation briefly comprises:-

### RETAIL AREA

17' 11" x 12' 5" (5.45m x 3.78m)

With built in storage.

### STORE

5' 5" x 2' 9" (1.65m x 0.84m)

### STORE

6' 0" x 3' 4" (1.84m x 1.01m)

### WC

## TENURE

The property is available by way of an assignment of the existing tenant's lease.

The lease terms are:

- 10-year lease from June 2024
- Tenant option to break on 11<sup>th</sup> June 2029
- Open market rent review on the 11<sup>th</sup> June 2029.
- Service charge payable for external maintenance. Capped at £950+vat per annum until December 2025.

## RATEABLE VALUE

2023 List: £7,400.

**Please note this is not Rates Payable.** 100% Rate Relief will be available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Billing Authority, South Hams District Council for further details.

## EPC RATING D

## 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](http://www.lettingbusinesspremises.co.uk)

[www.bettesworths.co.uk](http://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](http://bettesworths.co.uk)

