

# 34 Lower Street

Ref No: 5553

Dartmouth, Devon, TQ6 9AN



## Prime Retail Shop in Busy Dartmouth Trading Location

Well-Presented Retail Premises

Approximate Internal Area of 45m<sup>2</sup> (484 sq ft)

Busy Thoroughfare Linking the Lower Ferry with Dartmouth Town Centre

Suitable for a Wide Variety of Retail Uses (Subject to Consent)

Annual Rental of £13,500

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## LOCATION

The property occupies a highly desirable trading position on Lower Street, Dartmouth, forming part of the busy parade of shops linking the Lower Ferry landing with Dartmouth's vibrant town centre. This route experiences a constant flow of both local residents and visitors travelling between the ferry crossing and the town's retail, restaurant and harbour areas. Positioned between two established restaurants, the premises benefits from excellent levels of passing pedestrian traffic throughout the day and into the evening, making it particularly well suited to a variety of retail occupiers seeking strong visibility and consistent customer exposure.

## DESCRIPTION

The property is arranged as two interconnected retail areas. The front retail space benefits from an attractive display window, providing excellent prominence onto Lower Street.

Two steps lead down into a larger secondary retail area and useful ancillary facilities including storage, kitchenette, WC and an area suitable for use as a changing room or further storage. The property extends to approximately 45m<sup>2</sup> (484 sq ft).

The premises briefly comprises:-

### FRONT RETAIL

17' 11" x 11' 11" (5.46m x 3.64m)

### SECONDARY RETAIL AREA

17' 3" x 15' 4" (5.25m x 4.68m) (maximum)

### KITCHENETTE

3' 9" x 5' 10" (1.15m x 1.79m)

### WC

4' 5" x 5' 10" (1.35m x 1.79m)

In addition, the property benefits from storage space and an area suitable for use as a changing room.

## TENURE

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

## RENT

£13,500 per annum exclusive.

Rent is payable monthly in advance.

## BUSINESS RATES

2023 List: £9,900.

The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

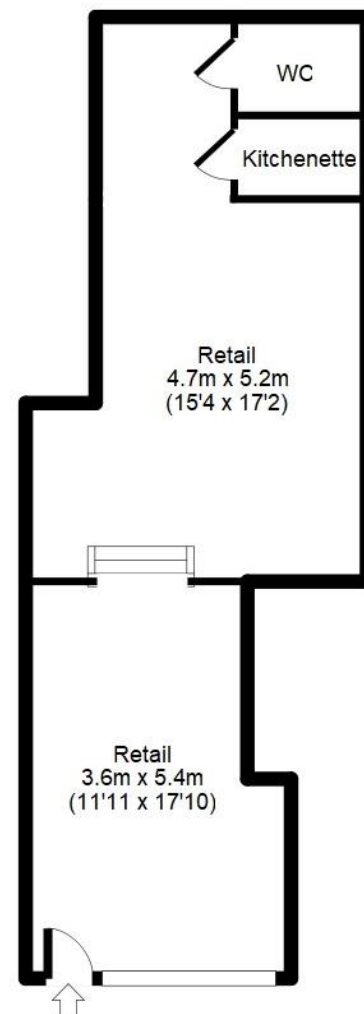
## EPC RATING C

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



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Devon  
TQ1 4NB



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