

Retail – Shop to Let

Gerrard Matthews

Chartered Surveyor

24 Duke Street Dartmouth Devon TQ6 9PZ

- Prominent shop with New Shop Frontage
- C800 sq ft inc kitchenette and rear space
- New fit out in 2023
- Available September 2025 or sooner by negotiation



Location

Dartmouth is a popular and wealthy coastal town located on the South Devon Coast. It has a resident population of ??,000 which increases significantly during the summer months

Situation

The property is located in a prominent position within the principal area of the town centre of Duke St with immediate multiples including Mountain Warehouse, Fat Face and Joules

Description

The property has been altered to provide a new shop door onto Duke Street with improved shop windows as well as an open plan retail area

Plans see overleaf

Scale PDF and dwg plans available on request

Accommodation

The approximate dimensions and areas (to be confirmed after works):

Gross frontage	5.8 m	19'0"
Net frontage & splay	5.8 m	19'0"
Net internal width	5.2 m	17'0"
Shop depth	13.7 m	45'0"
Ground floor Sales	55.9 sq m	595 sq ft
Kitchenette	7.43 sq m	80 sq ft
WC		



Tenure

The Lessors are seeking a term of ten years on effective full repairing and insuring terms

Rent. £30,000 per annum.

VAT. No VAT payable on top of the rent

Rateable Value (April 2023) £18,750 Not the amount payable

EPC: Rated D (copy available on request)

Further information or viewing

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Notice (August 2025)

Gerrard Matthews for himself and for the vendors of this property whose agent he is gives notice that:-

- The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in faith and are believed to be correct but any intending purchaser should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them
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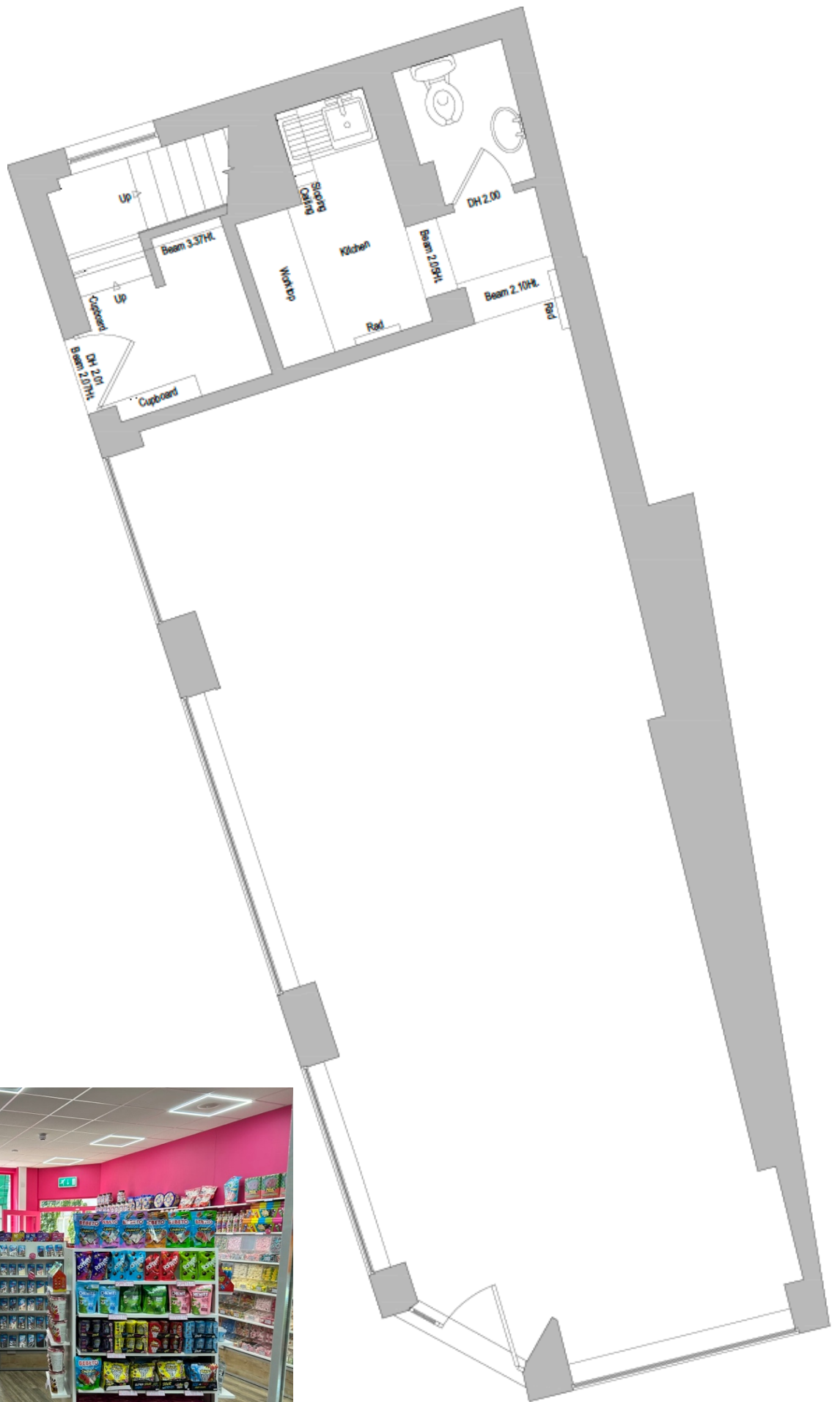
50 metres

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Not to Scale (pdf & CAD drawings available on request)