

24 Duke Street Dartmouth Devon TQ6 9PZ

- Prominent shop with New Shop Frontage
- C800 sq ft with kitchenette and rear space
- To be reconfigured internally to open plan
- New Front door and tall display window onto Duke Street
- Available Autumn 2023



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	74.3 sq m	C800 sq ft
Kitchenette		80 sq ft
WC		



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 is to be 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

Tenure

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

Rent. £32,000 per annum.

VAT. No VAT payable on top of the rent

Rateable Value £18,750 Not the amount payable

EPC: Rated D (copy available on request)

Further information or viewing

Gerrard Matthews BSc MRICS

DD 01963 220267

Mob 07798 845626

gerrardmatthews@btinternet.com

www.gerrardmatthews.co.uk

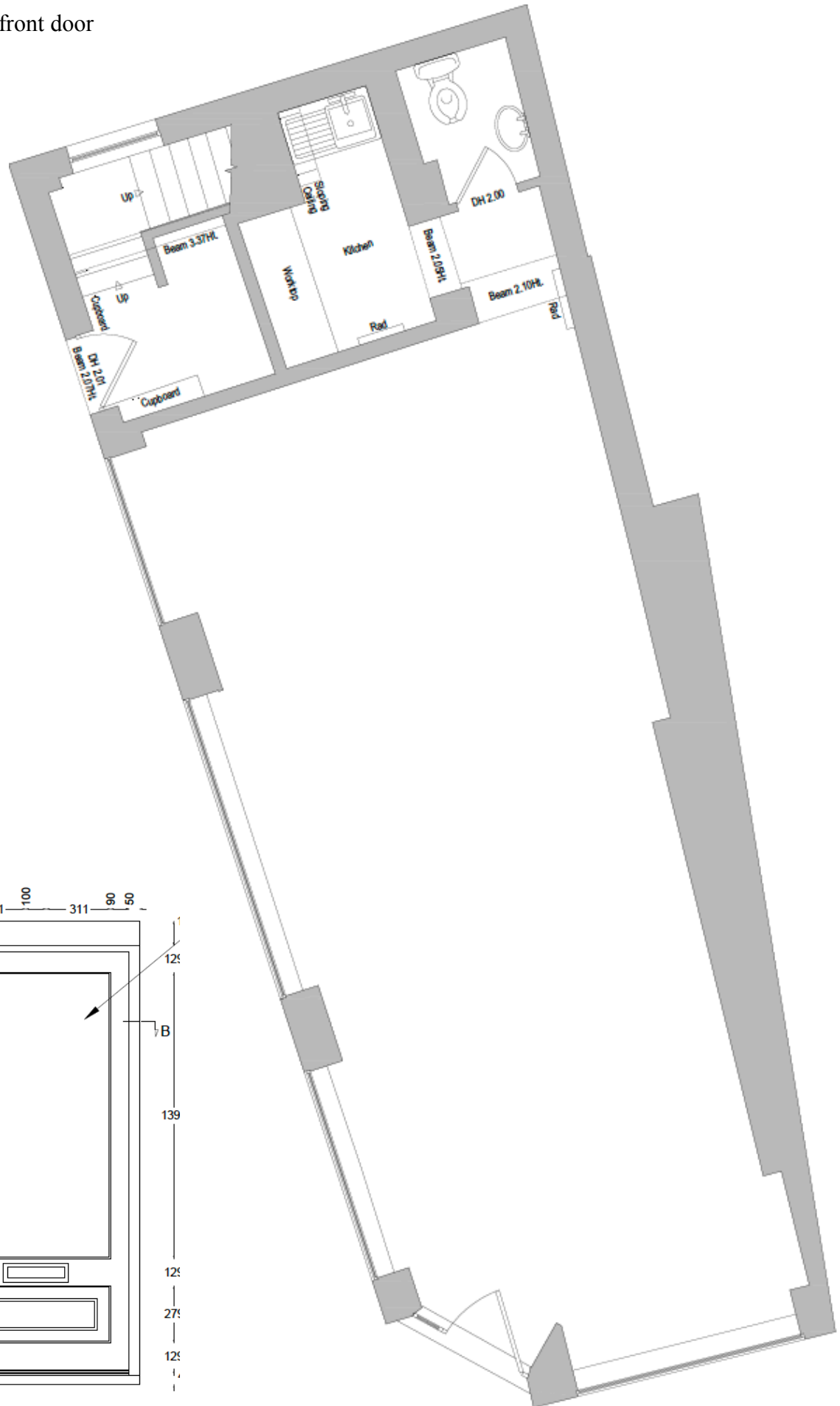
Notice (June 2023)

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Proposed layout with new front door



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