

HUDSON & Co

RETAIL UNIT PRIME TOWN CENTRE LOCATION DARTMOUTH LEASE ASSIGNMENT



14 Duke Street Dartmouth, Devon, TQ6 9PZ

Excellent trading position close to Joules, Fat Face and Quba

Ground floor Retail premises: 57.21 sq.m 621 sq.ft (ITZA 376 sq ft)

Good all year round footfall

Current rent £19,200 pax

Lease expiry 2025 (With just over 7 years unexpired)

TO LET
(Nil Premium)

01392 477497

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LOCATION: The property is centrally located in the popular town of Dartmouth, occupying a prime retailing position adjacent several up-market fashion brands such as Joules, Fat Face and Quba, as well as a multitude of independent artisan retail businesses.

Dartmouth is a very busy coastal and seaside town, well known as a boating and yachting haven, and has established itself as a major draw to all year-round visitors, attracted by the historic harbour area and to the shops which encompass a broad range of quality retailers.

DESCRIPTION: The property comprises of a self-contained ground floor lock up shop, forming part of a period building, lying close to the inner harbour area.

ACCOMMODATION:

GROUND FLOOR

Max Internal Width	4.88 m	16 ft
Built Depth	14.39 m	47 ft
Total Area	57.70 sq.m	621 sq.ft
RetailArea	46.20 sq.m	497 sq.ft
ITZA	35.10 sq.m	378 sq.ft
Store / Kitchen	9.20 sq.m	99 sq.ft

Includes toilet & wash facilities

SERVICES: We are informed that the property is connected to mains electricity, water and drainage

RATES: The Valuation Office web-site indicates that the property is assessed under the 2010-rating list as follows

Description: **Shop and Premises**

Rateable Value: **£18,000**

TENANCY:

Commencement:	25 th March 2004
Term:	21 years within LTA
Expiry:	24 th March 2025
Rent:	£19,200 pax paid monthly
Review:	25 th March 2019 (rent increase provisionally agreed at £21,500 pax)
Repair / Insurance:	Tenant FR & I
Service Charge:	16% share of the building (£276.80/quarter)

PROPOSAL: Due to other commitments our client has reluctantly decided to move on, and the unexpired term of the leasehold interest is offered at NIL Premium. Full details on request.

EPC: Band C

LEGAL COSTS: Each party is responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Sole Agents

HUDSON & Co.

Tel: 01392 477497 / 01548 831313

Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk



Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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Habit, 14 Duke Street, Dartmouth

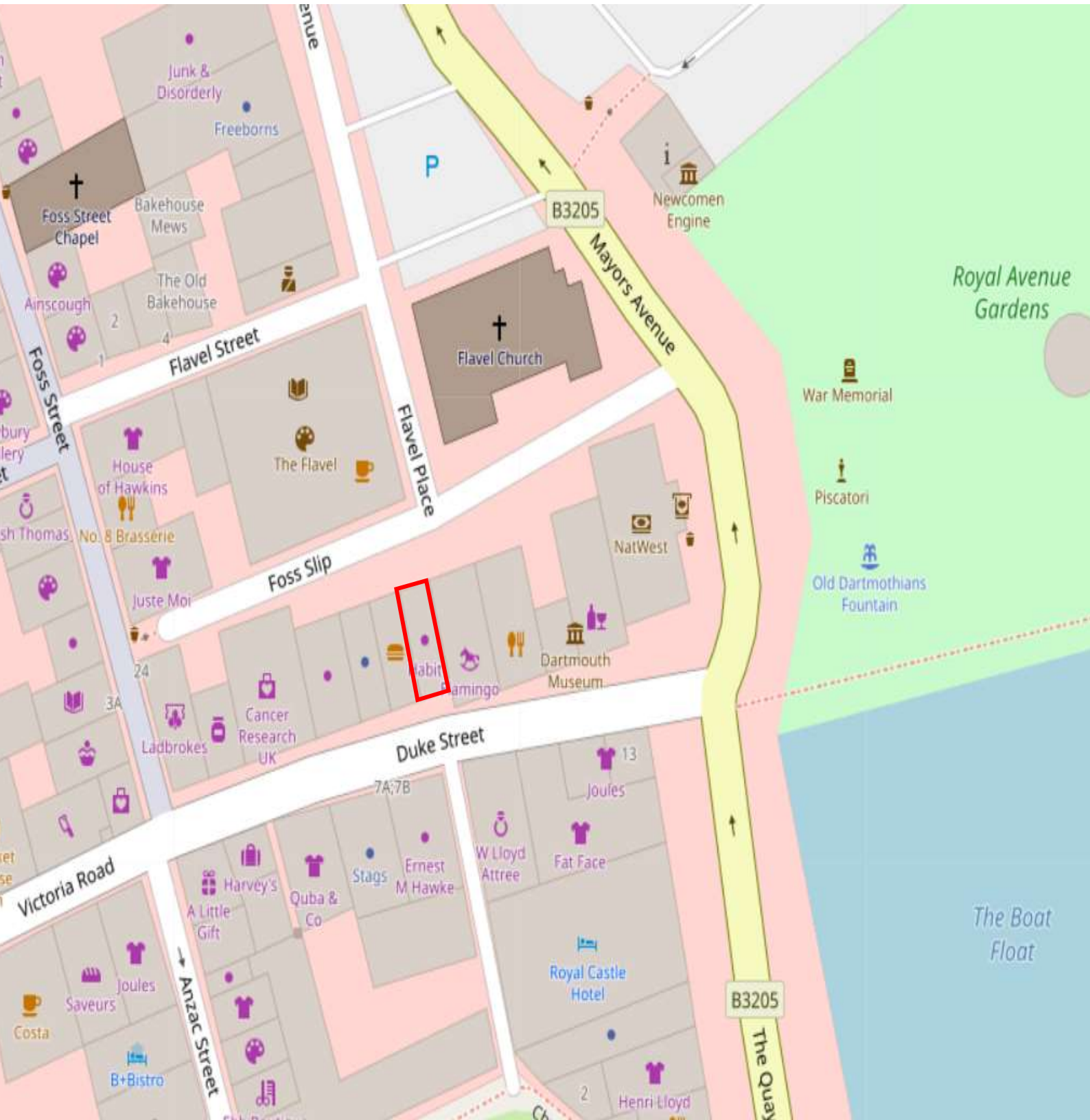
Approx. 57.7 sq. metres (621.3 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)

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