

# HUDSON & Co

## RETAIL UNIT PRIME TOWN CENTRE LOCATION DARTMOUTH LEASE ASSIGNMENT



***14 Duke Street Dartmouth, Devon, TQ6 9PZ***

**\*Excellent trading position close to Henry Lloyd, 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 £21,500 pax\***

**\*Lease expiry March 2025 (Right To Renew)\***

**TO LET**  
**(Nil Premium)**

**01392 477497**

# 14 Duke Street Dartmouth, Devon, TQ6 9PZ

**LOCATION:** The property is centrally located in the popular town of Dartmouth, occupying a prime retailing position adjacent to several up-market fashion brands such as Joules, Henry Lloyd, 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 for 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

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

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 <sup>th</sup> March 2004
Term:	21 years within LTA
Expiry:	24 <sup>th</sup> March 2025
Rent:	£21,500 pax paid monthly
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](mailto:info@hudsoncom.co.uk)



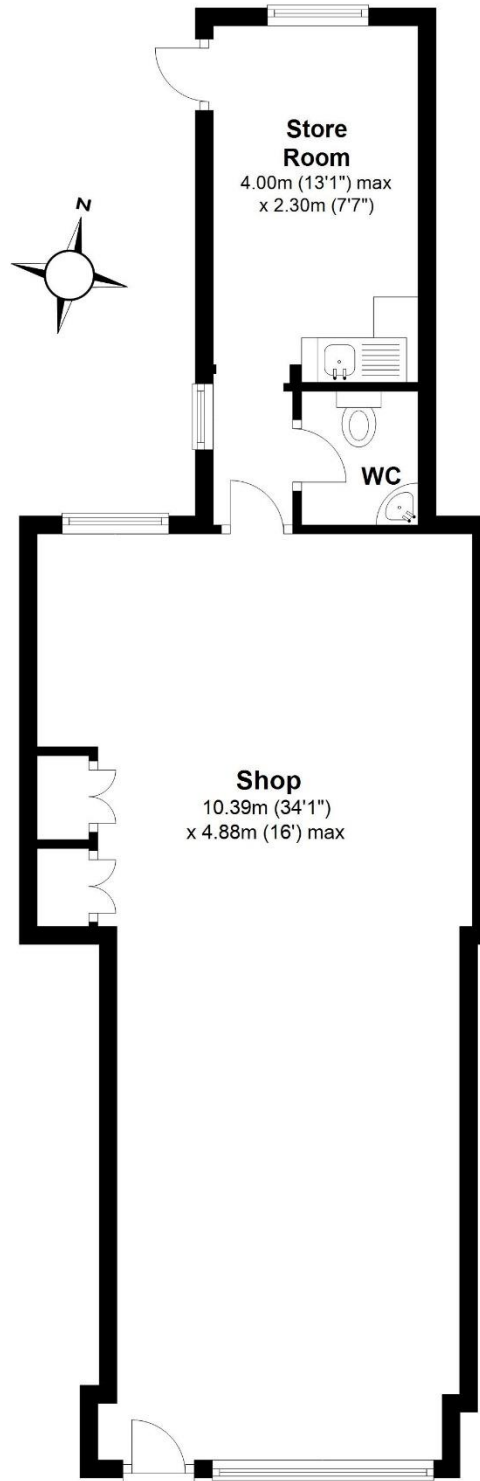
Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

# 01392 477497

# **14 Duke Street Dartmouth, Devon, TQ6 9PZ**

## **Habit, 14 Duke Street, Dartmouth**

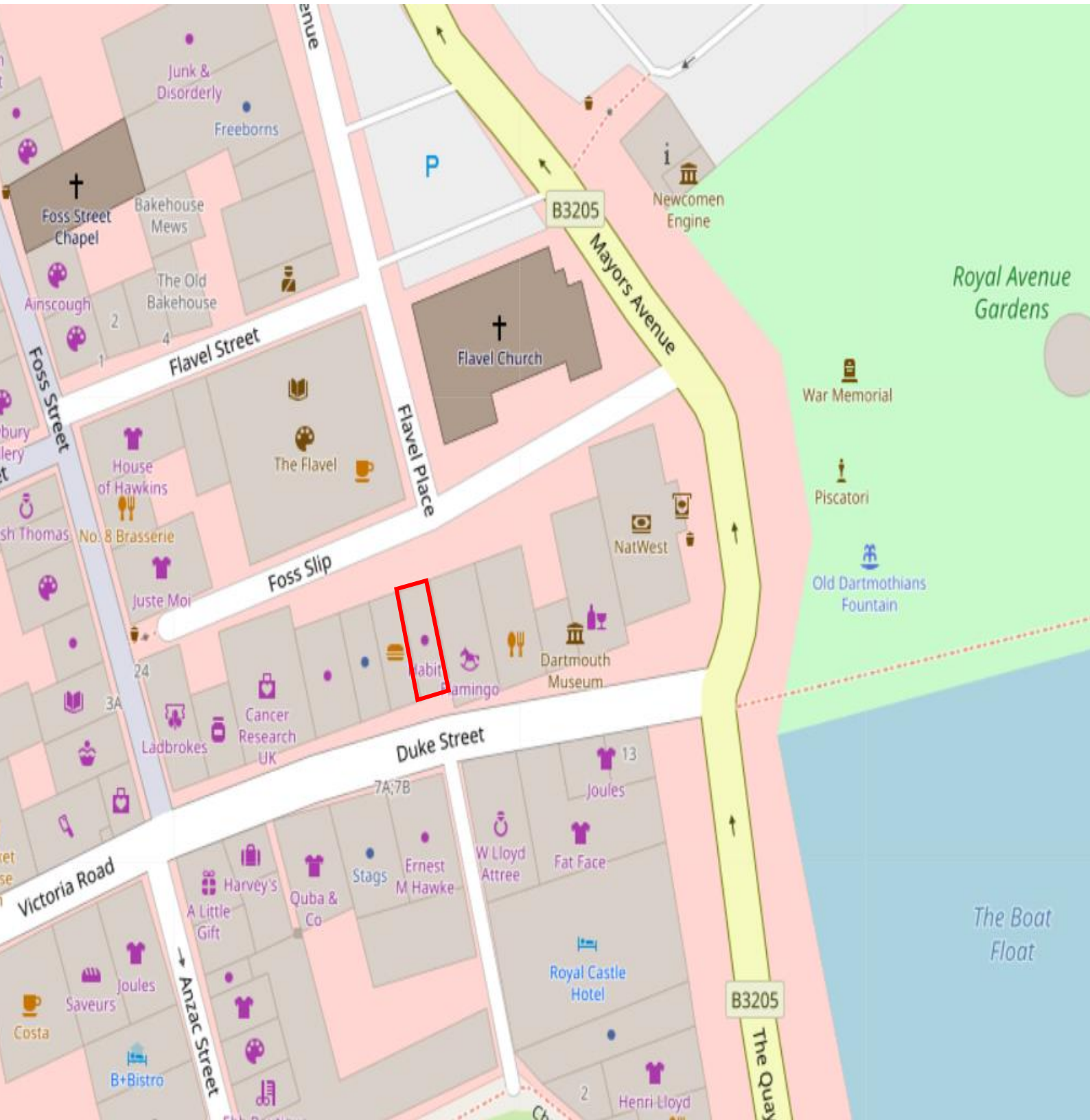
Approx. 57.7 sq. metres (621.3 sq. feet)



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

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