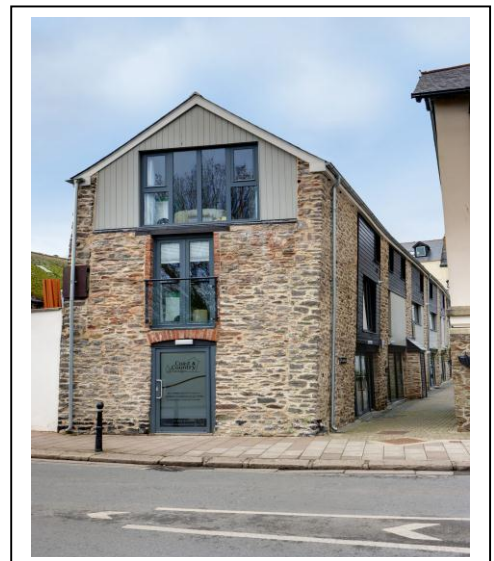


HUDSON & Co.

CENTRAL DARTMOUTH

Two Superb Adjoining GROUND FLOOR OFFICES

364 sq ft – 750 sq ft



***Unit 2 The Sail Loft
12 Mayors Avenue Dartmouth
TQ6 9NG***

****Available individually or as a whole****

****Quality location just off Mayors Avenue close to the waterfront****

****Suit Office, Studio, Quasi-Retail & Surgery type Occupiers****

****Adjacent main car park / Permits available****

****Flexible Terms / Competitive Rental****

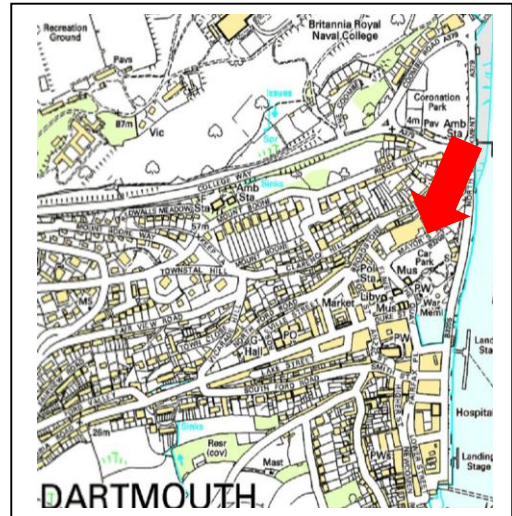
TO LET

01392 477497

Unit 2 The Sail Loft, 12 Mayors Avenue Dartmouth TQ6 9NG

LOCATION: The property is situated on Mayors Avenue which is one of the main thoroughfares in the town of Dartmouth, a thriving retailing and visitor centre located on the River Dart in South Devon. The property is conveniently located near the waterfront and lies close to the Marks & Spencer Food Hall, and adjacent the main public car park on Mayors Avenue in the centre of Dartmouth.

DESCRIPTION: The premises form part of the ground floor of a former commercial premises and sail loft known as 12 / 13 Mayors Avenue that has recently been refurbished to a high standard, and provides quality open plan accommodation in two adjoining rooms which would suit a multitude of uses, in particular offices, surgery or some form of quasi-retail use.



ACCOMMODATION: The accommodation is available as a whole or as two separate suites forming the following approximate areas:

Office 1: 35.17 sqm 378 sq ft
Office 2: 33.83 sqm 364 sq ft
Toilet, Washing Facilities & Shower Unit

SERVICES: All mains services are connected to the premises.

PLANNING: The property currently benefits from a planning permission for B1 office use, but would suit other types of occupation subject to the appropriate consents. Prospective occupiers should address their planning enquiries to South Hams District Council in Totnes Tel: 01803 861234

EPC: Energy Performance Rating D

TERMS: The premises are available either as a whole or as individual suites on a new lease. For details of the flexible terms and the competitive rental please contact the agents.

COSTS: Incoming tenant to pay a contribution towards the Landlord's legal costs in preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the Sole Agents

HUDSON & Co.

Contact: DAVID EDWARDS / SUE PENROSE

TEL: 01548 831313 / 01392 477497

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.