

# For Sale

2 Duke Street, Dartmouth, Devon TQ6 9PJ



## Location

Dartmouth is a very popular and affluent sailing town with a population in the order of 9,550 people which increases significantly in the summer months due to a large influx of tourists. It is situated on the Dart Estuary approximately 12 months south of Torquay and 36 miles east of Plymouth.

The property is prominently located on the corner of Duke Street and The Quay over looking the Royal Avenue Gardens and beyond to the River Dart Estuary. It is opposite **Joules Clothing** and close to **Fat Face**, **Henri Lloyd**, **Stags Estate Agents** and **Mountain Warehouse**.

## Description

The premises are arranged over ground and first floor providing the following approximate internal floor areas:

Ground floor Sales	139 sq m	1,496 sq ft
First Floor Offices/Stock	86 sq m	925 sq ft

## Tenure

Freehold

## Price

Offers in excess of £725,000

## Business rates

We understand that the property is currently assessed as follows:

2017 Rateable Value: £36,750  
UBR (2018/19): 49.3p

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

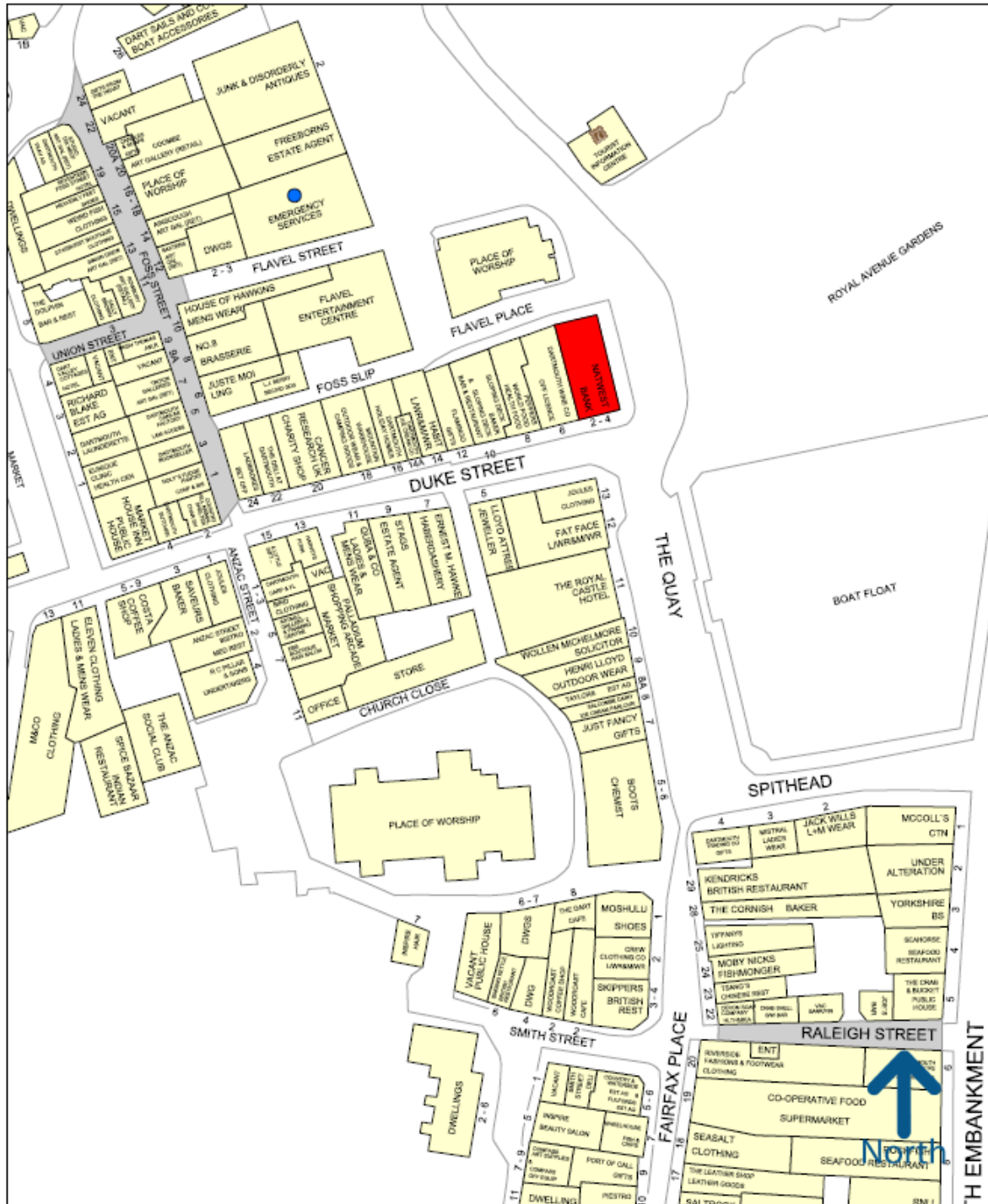
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

An EPC has been commissioned and is available on request.

## VAT

VAT if applicable will be charged at the standard rate.



50 metres

Experian Goad Plan Created: 22/02/2019

Created By: GVA



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