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4-5 Hauley Road
Dartmouth, TQ6 9AA

Ground floor shop plus first floor treatment rooms and ancillary accommodation. Total gross internal floor area

- Ground floor shop plus first floor treatment rooms and ancillary accommodation. Total gross internal floor area approximately 905 sq.ft. •

£19,500 Per annum

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SITUATION

Dartmouth is an attractive South Devon estuary town at the mouth of the River Dart. The town is renowned for its Royal Naval College and its vibrant and busy atmosphere. Dartmouth is situated approximately 10 miles from Totnes but access to surrounding centres is good with two car ferries running from Dartmouth to Kingswear linking the town with Torbay and beyond

DESCRIPTION

Dartmouth is considered to be a year round tourist destination and, combined with a large residential catchment area supports a wide range of both national and independent retailers.

SHOP

4-5 Hauley Road provides an opportunity to rent a good sized retail unit with the considerable benefit of upper floor rooms currently used as beauty and treatment rooms. The property would be suitable for a range of normal retail uses. The accommodation briefly comprises the following:-

Ground Floor Shop

Net frontage 25ft 4

Net internal area 435 sq ft

Stairs to first floor:-

Waiting room 9ft 0 x 8ft 0 (2.74m x 2.44m)

Treatment Room 1 12ft 4 (max) x 9ft 8 (3.76m x 2.95m)

Treatment Room 2 12ft 11 x 9ft 7 (3.94m x 2.92m)

Treatment Room 3 12ft 5 (max) x 10ft 11 (max) (3.78m x 3.33m)

WC

Net internal area 480 sq ft

LEASE

The property is available on effectively full repairing and insuring terms. The Lease to be by negotiation but we would anticipate a 10 year Lease with five year rent reviews.

BUSINESS RATES

Ground and First Floor together have a rateable value of £11,000. For a business entitled to small business rates relief this is below the £12,000 threshold where business rates would currently become payable.

VIEWING

By appointment with Agents, 26 Fore Street, Totnes, Devon
Telephone 01803 865116

EPC

Band F (128)



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