



**3A Market Street**  
Dartmouth  
£11,000 Per annum

*Freeborns*  
ESTATE AGENTS

Occupying a level town centre prime trading position being within A Conservation Area, A Central Shopping Area and an Area of Outstanding Natural Beauty, the shop premises has until recently also been used as an office and is situated between the pedestrianised Foss Street area and the rejuvenated Market Square shopping area, with well established national and local trading names nearby.

Having a main frontage of approx 5.60 meters the L shaped shop premises measures approx 28.5 square meters together with a store room and rear kitchenette with WC off, the property has a good sized window display and frontage together with central door, there are also a host of electric socket points and smoke detectors are fitted.



# 3A Market Street, Dartmouth, Devon, TQ6 9QE

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

**DIRECTIONS:** By foot or by car at Dartmouth Boat Float pass the Royal Castle Hotel (on your left) then turn directly left into Duke Street, then second right into Market Street and the property is on your right hand side.

THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

## GROUND FLOOR

**MAIN SHOP PREMISES:** 5.6m (frontage) x 3.74m ( approx 20 Sqm floor area) With smoke detector , fluorescent strip lighting, numerous sockets etc, electric meter and fuse box cupboard.

Archway to:-

**REAR AREA:** 4.18 m x 2.38 m (approx 8.5 Sqm floor area) With one double and one single storage cupboard, smoke detector.

**STORE ROOM:** 2.20m x 2.15m (approx 4.7 Sqm floor area).

**KITCHEN:** 3.35m x 1.46m (approx 4.8 Sqm floor area) Situated to the rear of the premises with stainless steel sink unit with electric water heater over, cloak cupboard and door to the:-

**CLOAKROOM /WC:** With low level WC and wash hand basin.

**TENURE:** Leasehold, vacant possession, propose new 6 year lease, 3 year review. Available April 2021

**USAGE:** Ground floor shop premises.

**RATEABLE VALUE:** £8,900

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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