

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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DARTMOUTH SHOP LEASE FOR ASSIGNMENT



Attractive Retail Premises in Central Location

Extending to approx. 25.36 sq m (272.9 sq ft)

Torbay 10 miles; Totnes 13 miles; A38 Devon Expressway 18 miles.

1 & 2 Palladium Arcade, 15 Duke Street, Dartmouth, Devon TQ6 9PY

First Peninsula Commercial Reference Number: FPC0174

LOCATION

The popular and historic maritime town of Dartmouth on the River Dart. Dartmouth is readily accessible by road from the A38 (Plymouth to Exeter) via Totnes and benefits from significant seasonal trading uplift in common with most towns in the sought after South Hams area. Dartmouth is popular with residents and tourists alike with a diverse range of retailers in the town. The subject premises would suit a start up business and are located a short level walk from the main public car park and bus stop on the Quay.

Nearby occupiers include high street banks, Julian Graves, Joules Clothing, Fat Face, delicatessens, restaurants and cafes. The premises are centrally located in the Palladium Arcade, a small retail development with entrances onto Duke Street and Anzac Street.

ACCOMMODATION

The accommodation is comprised of a well presented ground floor retail area.

Retail Area

Front internal width 7.39m, max depth 3.80 m, extends in total to approx. 25.36 sq m (272.9 sq ft). Excellent display window. The retail area is attractively fitted out with wood effect laminate flooring, ceiling spotlighting, and various displays. A security alarm system is installed.

Store cupboard

Located to rear of retail area.

Cloakroom Facilities

Shared use of facilities for the Palladium Arcade development.

LEASE

The shop is available by way of assignment of a 4 year lease from 25 March 2008. The rent passing is £5,036.30 per annum exclusive for the period March 2010 to March 2011 and increases to £5,288.12 for the period March 2011 to March 2012. The tenant is responsible for repairing the premises. A service charge is payable in addition.

USE CLASS

As a shop for the retail sale of jewellery.

BUSINESS

The Simply Silver business established for 6 years was run until recently at the premises. If this is of interest, please contact First Peninsula for further information.

SERVICES

We understand mains electricity is connected. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates payable by contacting the local authority. The Rateable Value is £5,400 according to the Valuation Office website.

LOCAL AUTHORITY

The relevant local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VAT

All rent prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities.

Energy Performance Certificate

An EPC will be made available to the prospective assignee.

COSTS

The incoming tenant to pay the outgoing tenant's and the landlord's reasonable legal costs relating to the assignment, in addition to the agent's fees.

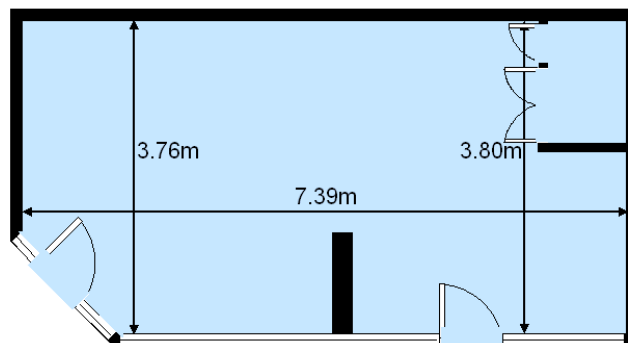
VIEWING

Viewings will be by appointment only through the selling agent First Peninsula Commercial. Tel: 01548 854455.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

FLOORPLAN



For illustrative purposes only

DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.