



Unit 1 & 2 Palladium Arcade
Dartmouth
£5,300 Per annum

Freeborns
ESTATE AGENTS

A commercial unit within the Palladium arcade in Dartmouth. The arcade which consists of 9 lock up units with a communal thoroughfare is located in the town centre and offers an excellent opportunity for both new and existing businesses.



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

A shop premises situated within a modern shopping arcade in a convenient level town centre position, being within A Conservation Area, Area of Outstanding Natural Beauty and Central Shopping Area. All main amenities are nearby.

The secure arcade has a double entrance, one from the main Duke Street road and the second from Smith Street. The lease terms are open to negotiation, normally in the region of three to six years being outside The 1954 Act.

DIRECTIONS: By foot on leaving Freeborns Dartmouth office proceed to the boat float passing the Royal Castle Hotel on your left then turn immediately left into Duke Street; the entrance to the arcade is after about thirty meters or so on your left hand side.

Single room with storage, max measurements 7.393m x 3.762m

Communal WC.

SERVICE CHARGE: Approx £2267.35 PA

LEASE TERMS: 3 year lease, rent payable £5,300 PA - Year 1 is to be paid prior to collection of keys.

RATABLE VALUE £5,400.

Solicitor's fees payable by tenant upfront £300 + VAT. & 1st years Rent.

POST CODE: TQ6 9PY.

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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