

# 9 Fairfax Place

Ref No: 4146

Dartmouth, Devon, TQ6 9AD



## Ground Floor Retail Unit with Ancillary Storage

Prominent and Prime Pitch in a Sought-After Central Location

A Rare Opportunity to Buy in Central Dartmouth

Retail Area Approximately: 49m<sup>2</sup> (528 sq ft)

Vacant Possession Upon Purchase - Suitable for a Variety of Uses

£225,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## LOCATION

Dartmouth, an idyllic South Devon estuary town, much beloved by tourists and yachtsmen is situated at the mouth of the River Dart in the picturesque South Hams. Dartmouth is located 10 miles from Totnes and is also accessible from Torbay (approx. 10 miles) by 2 car ferries from Kingswear, located on the other side of the estuary. The Grade II listed premises are situated in a prominent position on Fairfax Place which is in the heart of the town, approximately 100 metres from the river frontage.

## DESCRIPTION

9 Fairfax Place is a ground floor 'lock up' shop unit with ancillary storage on both the ground and first floors. Currently successfully trading as a gift shop, the premises would lend themselves to a variety of other retail uses. The surrounding area benefits from a wide variety of national retailers including Crew, Salt Rock, Sea Salt and the Cooperative Supermarket.

The accommodation briefly comprises: -

### RETAIL AREA

35' 9" x 14' 9" (10.89m x 4.49m)

### GROUND FLOOR STORE

15' 5" x 7' 3" (4.70m x 2.21m)

### REAR GROUND FLOOR STORE

15' 1" x 21' 0" (4.59m x 6.40m)

Stairs leading to: -

### FIRST FLOOR STORAGE AREA

22' 8" x 20' 4" (6.90m x 6.19m)

### WC

### SERVICES

Mains, water, electricity and drainage.

### TENURE

The property is being sold freehold, subject to the long leasehold flat above.

Interested parties are advised to speak to the agents Bettsworths for further details.

## BUSINESS RATES

2017 List: £16,500

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams Council.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

## EPC AWAITED



[www.bettsworths.co.uk](http://www.bettsworths.co.uk)  
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