



THE QUAY, DARTMOUTH,
£350,000 LEASEHOLD

A FANTASTIC DEVELOPMENT OPPORTUNITY.

SUMMARY: A RARE OPPORTUNITY TO PURCHASE A FIRST AND SECOND FLOOR PROPERTY OVERLOOKING THE BOATFLOAT, RIVER DART AND ROYAL AVENUE GARDENS.

AT A GLANCE

- PP: Approval for change of use from Class E to Class C3 in place.
- Boatfloat and River views.
- New 999 year lease.
- Approx 108.1 Sq metres.

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DIRECTIONS: In the centre of town from the Royal Castle Hotel, turn right you will see the property above Flapjackery on The Quay.

storey maisonette, directly overlooking the Boatfloat on the Quay and the River Dart and beyond. The property has most recently been used as offices but plans are available to view.

DESCRIPTION: A fantastic leasehold development opportunity to purchase this wonderfully situated property which has Planning Permission to convert into a two bed roomed, two





THE ACCOMMODATION COMPRISES: - A relatively simple conversion to provide excellent two bedroomed accommodation, the property has its own entrance door from The Quay with stairs rising to:

FIRST FLOOR LANDING: - With a door into:

ONE OF THE PRINCIPAL ROOMS: With bay sash windows overlooking the Boatfloat, River Dart and Royal Avenue Gardens. A further door leads to:

A SMALLER ROOM: With sink and drainer and again a bay window with sashes overlooking the Boatfloat.

STOCKROOM - With gas fired boiler providing the hot water and central heating.

Stairs rise from the first floor landing to the:

SECOND FLOOR LANDING:

TWO GOOD SIZED ROOMS: Both having bay windows overlooking the Boatfloat. There is a kitchenette off one of the rooms with a second 'Worcester' gas fired boiler providing central heating. There is a stainless steel sink and drainer with cupboards and drawers as base units and matching wall cupboard.

BATHROOM: With a three piece white suite.

This is a rare opportunity to purchase and convert to a maisonette directly overlooking Dartmouth's Boatfloat,

the River Dart and town centre.

POSTCODE: TQ6 9PS

EPC RATING: D - CURRENTLY BUSINESS RATED.

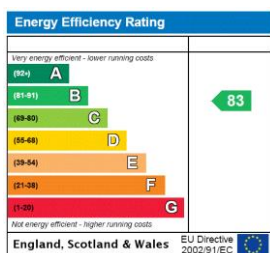
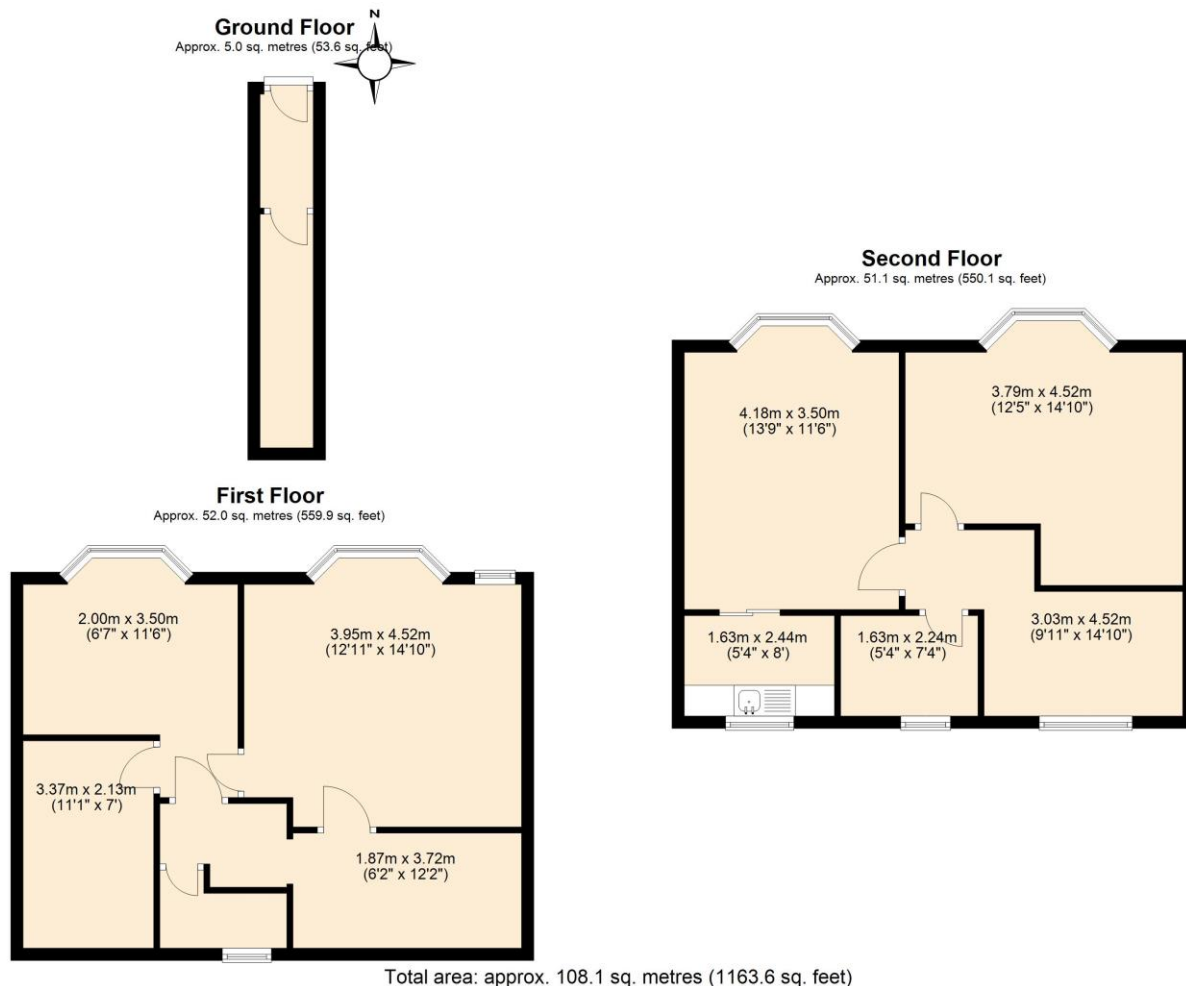
SERVICE: All mains services are connected.

Planning Application Number 1353/24POD

LEASE: A new 999 year lease will be created.

N.B. Terms and Conditions of Sale

- fireproofing between the units floor and the shop ceiling needs to be done above i.e. from the first floor,
- access to fireboard the stairwell can be done from the ground floor unit store room in January.
- A license for alterations will be needed between the Landlord and purchaser for the conversion works to ensure that the integrity of the building is maintained. A cost undertaking will need to be given.
- Please ensure no parties enter the shop or make enquiries with them unless by prior appointment through our managing agents Vickery Holmam, giving where possible adequate notice.
- The freehold is available by separate negotiation



Tenure: Leasehold

Term: New 999 year lease.

Service Charge: £3066.82 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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