

# 1-2 Ivatt Road Dartmouth, Devon TQ6 9LD

lot 43

## Freehold Retail Investment

- Originally let to Alldays Stores Ltd (part of The Co-Operative Group Ltd) until 2024
- Close to the River Dart, Britannia Royal Naval College and Dartmouth Castle
- Major refurbishment and modernisation in 2005
- Residential redevelopment potential (subject to consents)

Rent  
**£24,000**  
per annum  
exclusive



### Location

Miles: 15 miles north-east of Salcombe  
18 miles south-west of Torquay  
27 miles east of Plymouth

Roads: A38, A385, A380, A3122

Rail: Paignton, Torquay

Air: Plymouth, Exeter, Cardiff International

### Situation

Dartmouth is an affluent and desirable ancient Devon town located at the mouth of the River Dart estuary benefiting from being a popular holiday destination. The property is on the north-east side of Ivatt Road, with the River Dart and The Britannia Royal Naval College located close by.

### Description

The property comprises retail and ancillary accommodation on the ground floor. The property benefits from a major refurbishment and modernisation programme undertaken in 2005.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion Period Available

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	178.37 sq m (1,920 sq ft)	<b>COSTCUTTER SUPERMARKETS GROUP LTD</b> on assignment and guaranteed by Alldays Stores Ltd (1) (2) (3)	25 years from 19/02/1999 until 2024	£24,000	19/02/2014 19/02/2019
	Ancillary	78.04 sq m (840 sq ft)				
<b>Totals</b>		<b>256.41 sq m (2,760 sq ft)</b>			<b>£24,000</b>	

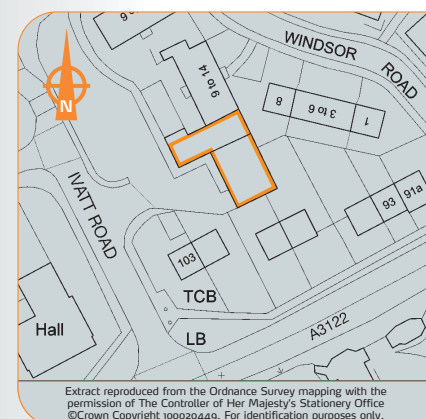
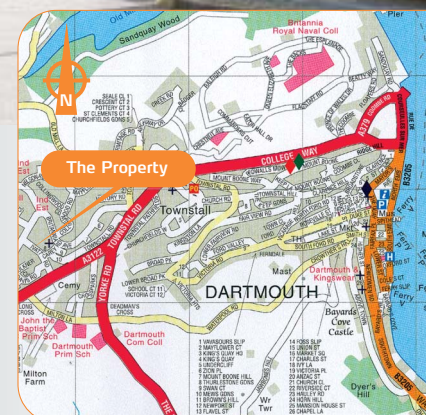
- (1) Alldays Stores Limited is now part of The Co-Operative Group Limited, which has over 4,500 outlets throughout the UK including food stores, pharmacies and funeral homes (Source: www.co-operative.co.uk). In 2011 the tenant reported turnover of £12,886,100,000 with profit for the period of £310.4 million (Source: riskdisk 23/04/2012)
- (2) Costcutter Supermarkets Group Limited in 2011 reported a turnover of £632,493,000 with profit for the period of £10,344,000 and a net worth of £30,591,000. (Source: riskdisk.com 24/04/2012)
- (3) The tenant is not currently in occupation

### For further details please contact:

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