



**PREMIER**  
NOSS ON DART

Purpose built delicatessen style cafe facility set on the  
river dart, available to let.

Noss on Dart Marina, Kingswear, TQ6 0EA





## LOCATION

Set in an area of outstanding natural beauty, on the eastern bank of the busy River Dart, Noss on Dart Marina offers a unique opportunity for marine trades, professional and retail businesses.





# DESCRIPTION



- 1 Boatyard
- 2 Drystack
- 3 Decked car park
- 4 Commercial units
- 5 College
- 6 Marina control building
- 7 Waterside apartments
- 8 Waterside apartments
- 9 Phillips building hotel
- 10 Terraced deckhouses
- 11 Detached deck houses
- 12 South Bay residential
- 13 Dart View residential
- 14 Woodland car parking
- 15 Hillside Houses

Unit size:	712 sq.ft./multiples thereof
Use:	Office / Retail / Workshop

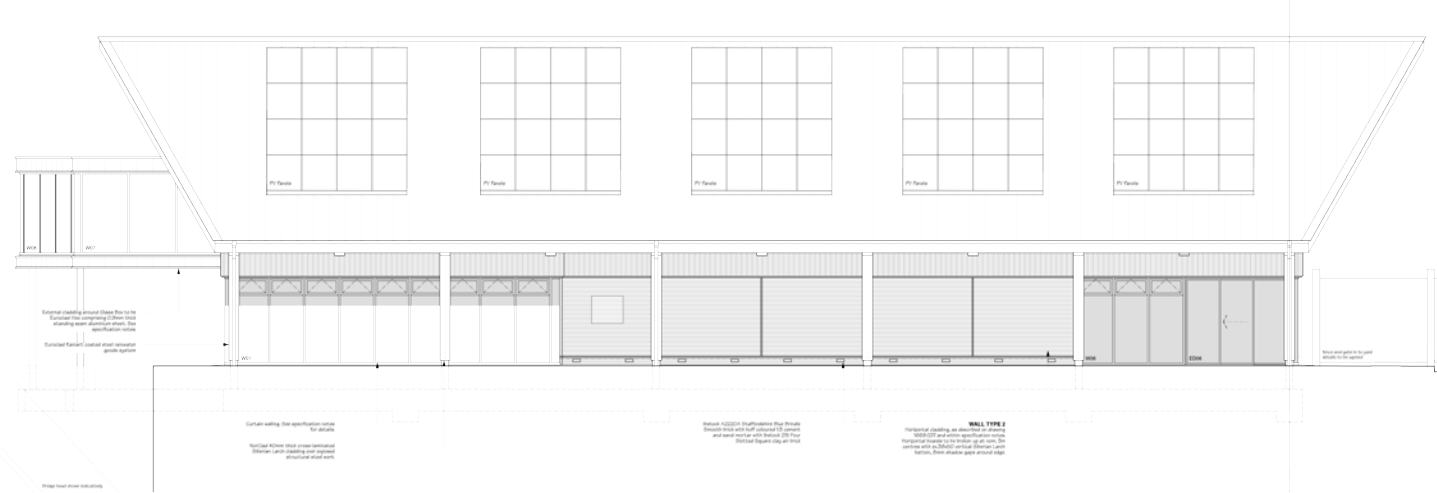
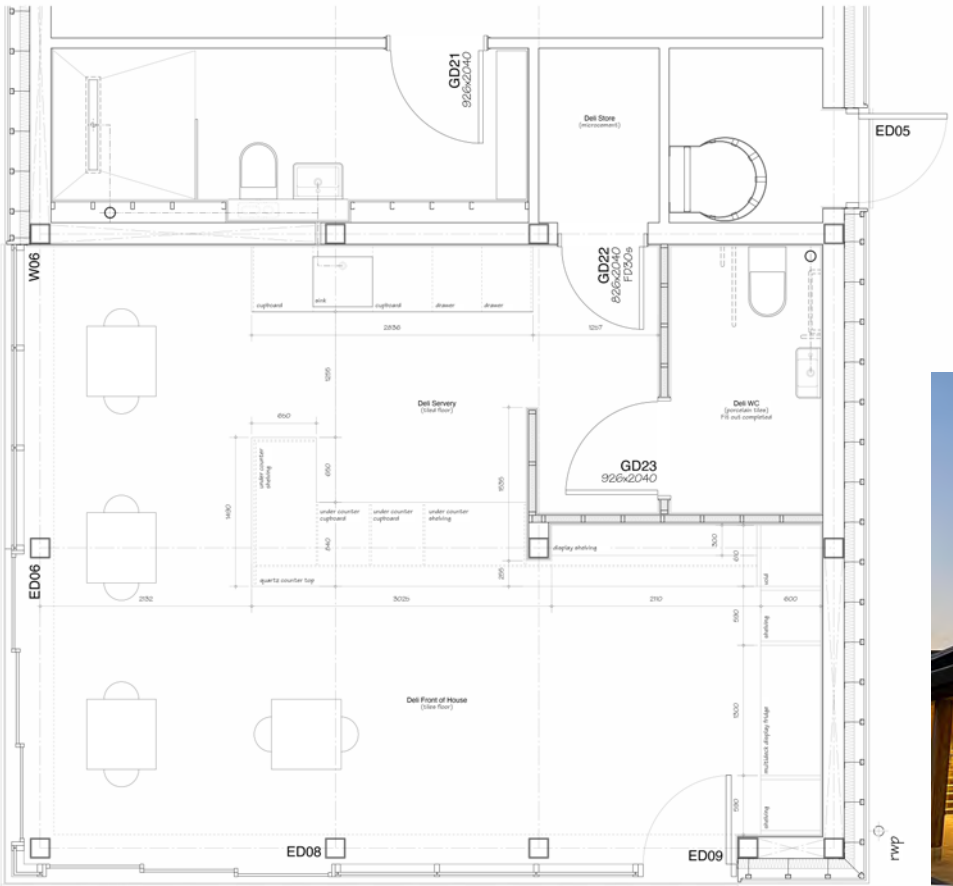
The purpose-built deli style café: forms part of the comprehensive regeneration of an existing marina. On completion Noss on Dart will be a UK destination marina, attracting a blended mix of marine and leisure use. The development comprises:

- A boutique hotel with two restaurants and a spa.
- Bistro and heritage centre
- New marina facilities building incorporating reception and luxury ablutions facilities.
- A new decked car park.
- Expanded wet berthing capacity to 232 bberths ranging from 9m to 25m.
- Dry stack berthing for 120 motorboats: new forklift capable of lifting craft up to 10m/10 tonnes.
- Enlarged hardstanding area to facilitate the storage and maintenance of 70 boats in the summer and up to 100 boats in the winter.
- New 75 tonne hoist and new dock facility for lifting and launching. The hoist will be the largest on the river and will enable the marina users to capitalise on the depth of the water.
- Ferry link to Dartmouth.

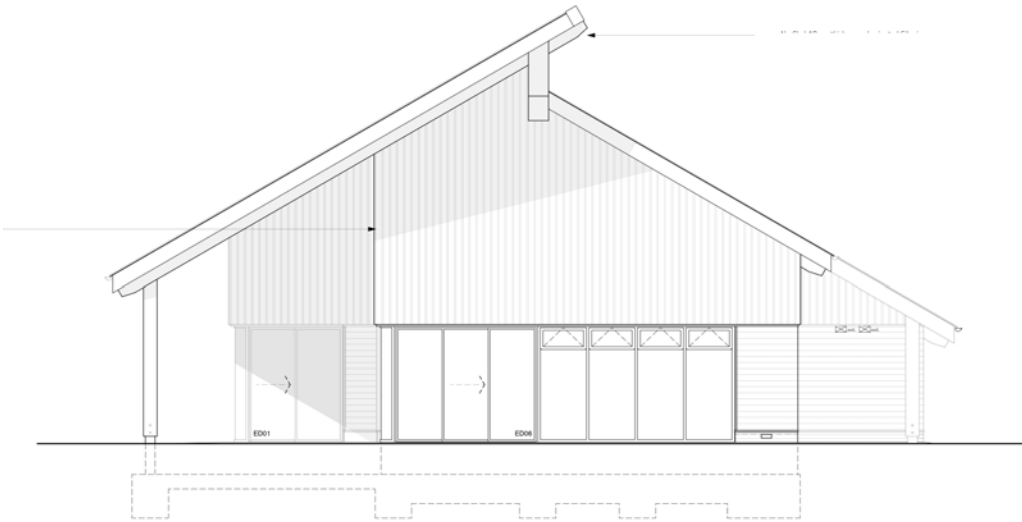


# DELI PROPOSAL

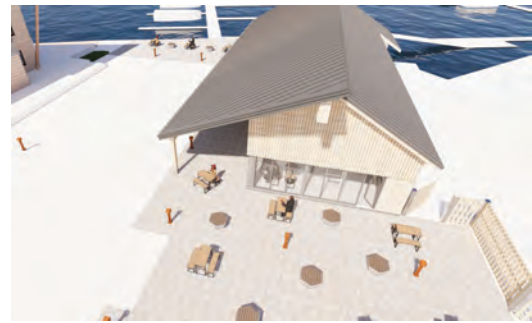
Total area: 530 sq. ft  
Superb location  
Ground floor deli style cafe  
Sliding doors opening onto an external terrace/patio.



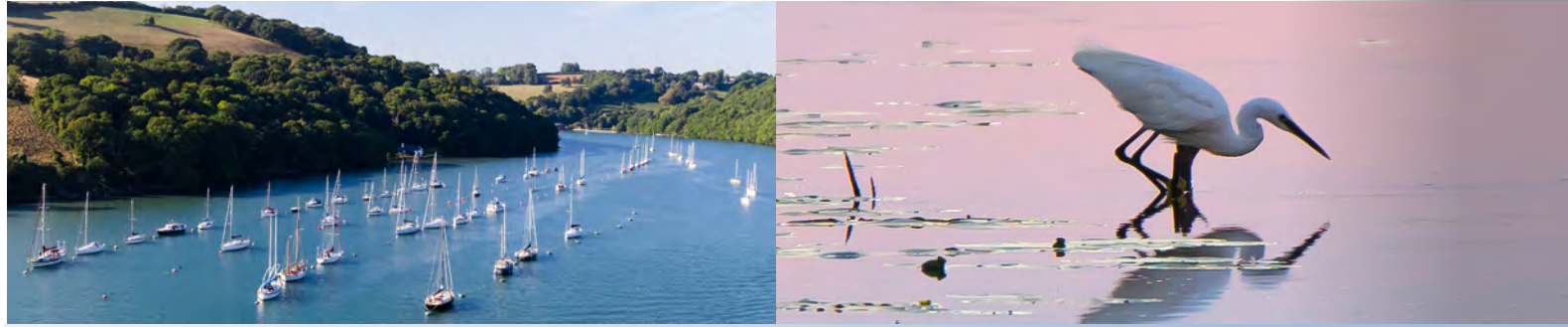
SOUTH ELEVATION AS PROPOSED











## LEASE TERMS

A new lease for a term of 5 years to be granted.



The property is available to let by way of a new internal repairing and insuring lease for a term of 5 years.

**Rent:** the rent will comprise a base rent of £10,000 pax aligned to an annual turnover reconciliation of 7.5%.

**Service Charge:** an estate service charge is levied for the upkeep of services, repairs and maintenance of the site and common areas. The service charge will be fixed at £1,500 pax until October 2024 and thereafter a proportion of actual cost aligned to the floor area occupied.

**Business Rates:** The tenant to be responsible for paying the business rates applicable to the unit direct to the billing authority. The Valuation Office will access the Rateable Value of the premises upon completion and this information will be published as soon as it is to hand.

**Parking:** The property comes with 2 rights to park roadworthy cars in the Woodland car park. There will be visitor car parking across the site.

**Legal Costs:** Both parties to pay their own legal costs.

VAT is chargeable on outgoings.

EPC Awaited.

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