

53a & 53b Victoria Road

Dartmouth

Price £200,000

Freeborns ESTATE AGENTS

Each unit can be bought individually for £100,000 per unit or sold together.

The properties are located fronting Victoria Road, and located a short walk from the town centre. They form part of the ground floor of a modern purpose built block that includes residential accommodation on upper floors.





53a & 53b Victoria Road, Dartmouth, Devon, TQ69RX

THE ACCOMMODATION OF EACH UNIT COMPRISES:
(ALL MEASUREMENTS APPROX)

OFFICE - 294 SQ FT (27.3 SQ M)
53b and 53a Victoria Road provides an investment opportunity to buy a spacious ground floor premise with frontage to a main road. The property would be suitable for a range of professional uses.

KITCHEN 68 SQ FT

WC

NET INTERNAL AREA 362 SQ FT

CURRENT ANNUAL LET
£6000

LET INFORMATION
Service Charges / Maintenance Contributions – 53b
• Service Charge: TBC
• Additional Sums: TBC
• Common Items / Maintenance: The Tenant must pay on demand a fair proportion of all costs payable by the Landlord for the maintenance, repair, lighting, cleaning, and renewal of all Service Media, structures, and other items not on or in the Property but used or capable of being used by the Property in common with other land.
• Insurance Rent: TBC
• Date of Lease: 3rd December 2024
• Rent Commencement Date: 3rd December 2024 (the date of the lease)
• Contractual Term: A term of six years, beginning on 3rd December 2024 and ending on, and including, 2nd December 2030
• Review Dates: The third anniversary of the commencement of the Contractual Term (which falls on 3rd December 2027).

Service Charges / Maintenance Contributions – 53a
• Service Charge Amount: an amount equivalent to the sums payable under paragraph 2 of Schedule 4 of the Superior Lease, but no more than £826 in the first year and thereafter no more than £1,454 in any one financial year (this service charge amount also includes the Insurance Rent).
• Payment Terms: The Tenant must pay the service charge to the Landlord within 14 days of demand.
• Other Costs: The tenant must pay on demand the reasonable and proportionate professional/legal costs of the Landlord and Superior Landlord relating to enforcement, notices, dilapidations, or consents, as well as a £50 (+ VAT) registration fee for any transaction/dealings.
• Date of Lease: 22 February 2021
• Rent Commencement Date: The commencement of the Contractual Term (22 February 2021)
• Contractual Term: A term of three years beginning on the date of the lease and ending on, and including, 21 February 2024
• Annual Rent: £6,000.00 per annum, payable in four equal instalments in advance on standard quarter days (25 March, 24 June, 29 September, and 25 December).
• Rent Review Dates: Because this was a short 3-year fixed term ending on 21 February 2024, there are no rent review dates scheduled within the contractual term.

BUSINESS RATES
Rateable Value £3,900

EPC - C

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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Freeborns ESTATE AGENTS





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