

53b Victoria Road

Dartmouth

Asking price £100,000

Freeborns
ESTATE AGENTS

Can be bought individually for £100,000 or brought together with 53a for £200,000.

The property is located fronting Victoria Road, and located a short walk from the town centre. It forms part of the ground floor of a modern purpose built block that includes residential accommodation on upper floors.





53b Victoria Road, Dartmouth, Devon, TQ69RX

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

OFFICE - 294 SQ FT (27.3 SQ M)
53b 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 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).

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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