



2 Victoria Road, Dartmouth, Devon, TQ6 9SA

Ground floor shop let with sold off flat above | Desirable seaside town | Visible corner position | Income producing investment opportunity |

Freehold Price: £185,000

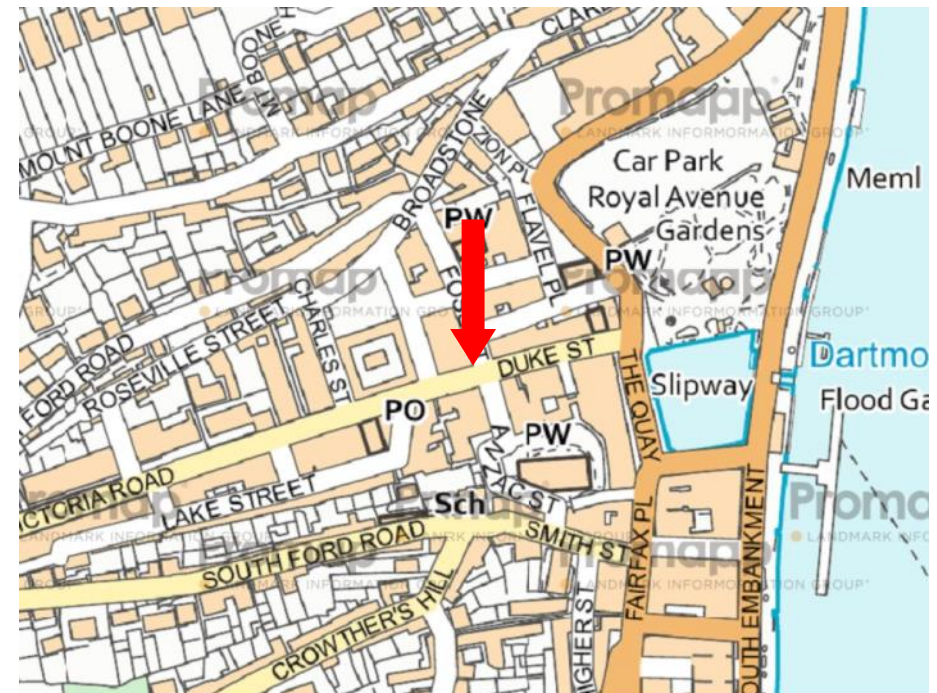
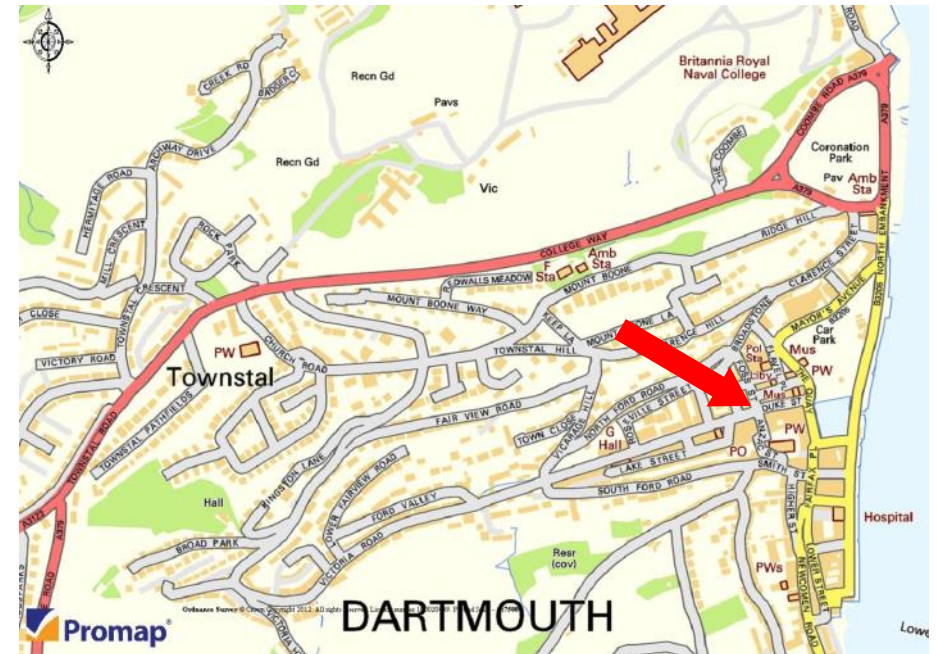
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STREET SCENE



INVESTMENT SUMMARY & LOCATION PLANS

- Ground floor lock up shop
- Affluent seaside town
- Popular and established trading position
- Income producing investment opportunity
- Potential for improvement
- Rent: £14,600 p.a.
- Freehold Price: **£185,000**



LOCATION

Dartmouth is an attractive and historic coastal town located on the banks of the River Dart estuary. The town is a popular holiday destination and has a resident population of approximately 5,000. It is situated around 40 miles south of Exeter and 31 miles east of Plymouth. Totnes is 13 miles to the north west via the A3122 and Paignton approximately 6 miles to the north, and the rest of Torbay reached via the A379 and car ferry (one of two regular crossings).

The town centre is centred around the Quay leading to Fairfax Place together with Duke Street with a large public pay and display car park and harbour nearby. Retailers of note in the town include Boots, Henri Lloyd, Crew Clothing, Fat Face, and Marks & Spencer, and there is a strong local/independent retail presence in the town.

The property benefits from a prominent trading position on the corner of Foss Street a charming, pedestrianised location renowned for its vibrant mix of independent boutiques, and Duke Street popular with independents and national occupiers alike attracting high footfall from both locals and visitors. Surrounding occupiers include Quba Sails, The Deli at Dartmouth, Cotton Traders, Cancer Research and Mountain Warehouse.

DESCRIPTION

The property comprises a ground floor self contained lock up shop with well configured sales space together with staff W/C to the rear and a sold off flat above.

ACCOMMODATION

The property comprises a net internal floor area of approximately 397 sq.ft (36.96 sq.m).

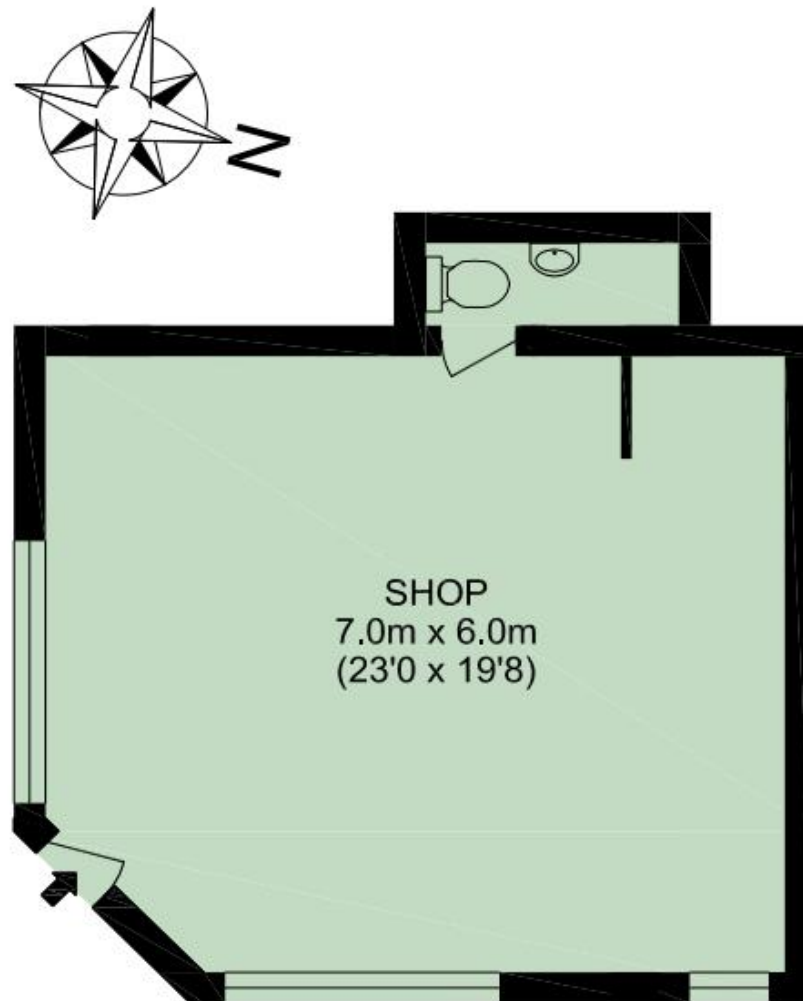
ENERGY PERFORMANCE CERTIFICATES (EPCs)

The EPC for the ground floor can be provided on request.

INTERNAL PHOTOS



FLOORPLAN



2 Victoria Raod, Dartmouth, TQ6 95A
For identification only - Not to scale.

PROPOSAL - SALE

The freehold is for sale at a price of **£185,000** subject to the benefit of the occupational lease providing an annual income of £14,600 per annum. This reflects a net initial yield of 7.72% after normal purchasers costs.

TENANCY

The property is being sold with the benefit of a lease to the Trustees of Country Hill Animal Shelter for a term of 12 years from 12th May 2021, on a proportional full repairing and insuring basis (40%). The passing rent is £14,600 per annum subject to a review on a three yearly basis. The rent review in 2024 was not exercised.

The flat on the upper floor has been sold off on a long lease for a term of 999 years from 23rd November 1976 (expiring 23rd November 2975) at a ground rent of £10 per annum.

VAT

VAT is not chargeable to the purchase price.

BUSINESS RATES

Rateable value	£15,000
Rates payable 2025/26 (before any reliefs)	£7,485

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR

Contact: Orla Kislingbury
Tel: (01392) 202203
Email: orla@sccexeter.co.uk



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