

# 3 Victoria Road

Ref No: 4895

Dartmouth, Devon, TQ6 9RT



## Restaurant Premises in Prominent Dartmouth Location

Net Internal Area Circa 82m<sup>2</sup> (882 sq ft)

Available with Vacant Possession – With Nil Ingoing

Located on One of the Main Routes Through Dartmouth

Neighbouring Occupiers Include Fat Face, Costa & Mountain Warehouse

Annual Rental of £16,000

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## LOCATION

The unit is located on Victoria Road, one of the main arterial routes into Dartmouth. The South Hams town lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty, widely acknowledged as one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Dartmouth is also a haven for tourists, with its magnificent Naval College, picturesque waterfront and wonderful architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is located close to the neighbouring towns of Totnes, Kingsbridge and Salcombe as well as being in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).

## DESCRIPTION

Part of a Grade II listed building with late 19th/ early 20th century shop front. The unit has been fitted out as a restaurant, with a bar, seating areas, kitchen and storeroom. The unit is available with vacant possession at nil premium. The landlord tells us some of the previous tenants equipment may be available on separate negotiation, if required.

The accommodation briefly comprises:-

## TRADE AREA

34' 3" x 15' 0" (10.43m x 4.58m)

## KITCHEN

15' 7" x 14' 10" (4.75m x 4.52m)

With open serving hatch into the trade area. Fitted with electric hood extraction system, non-slip flooring and easy-clean clad walls.

## STORE

11' 8" x 11' 7" (3.55m x 3.54m)

With space for fridge freezers and plumbing for wash up station.

## WCS

## TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact terms to be agreed by negotiation.

## BUSINESS RATES

2023 List: £15,000

**Please note this is not the Rates Payable.** Interested parties are advised to make their own enquiries about rates payable with local billing authority, South Hams Council.

## EPC RATING C

## ADDITIONAL SPACE

1 Victoria Street is also currently vacant. There is potential to combine these two units to create 1 unit of approx. 1,345 sq ft GIA. Interested parties are advised to speak to the Agents.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasebusinesspremis.co.uk](http://www.leasebusinesspremis.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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