

3 South Embankment

Ref No: 5354

Dartmouth, Devon, TQ6 9BH



Dartmouth Riverfront Commercial Investment Property

Ground Floor Commercial Unit Let to Yorkshire Building Society

Let on a 10 Year Lease from December 2020

Rental Income of £25,000 Per Annum

Secure Income with Strong Covenant

£340,000 Freehold

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DESCRIPTION

The property is prominently located on the South Embankment, Dartmouth, overlooking the River Dart. Nearby occupiers include a wide variety of national and independent retailers, professional services and leisure operators.

The Yorkshire Building Society is a longstanding tenant, having been in occupation since 1980, making this an excellent investment opportunity in one of the most desirable locations. The residential property above has been sold on a 999 year lease.

The accommodation briefly comprises:-

GROUND FLOOR

With customer service area, 2 internal offices, staff cloakroom and kitchen.

TENURE

The property is to be sold freehold, subject to the commercial occupational lease and the residential lease which has a term of 999 years from 1981.

The ground floor is let to Yorkshire Building Society at a rent of £25,000 per annum.

The lease has repairing and insuring obligations with a term of 10 years from December 2020.

There is a tenant only Break Clause on 25th December 2027 with 6 months written notice.

LEGAL COSTS

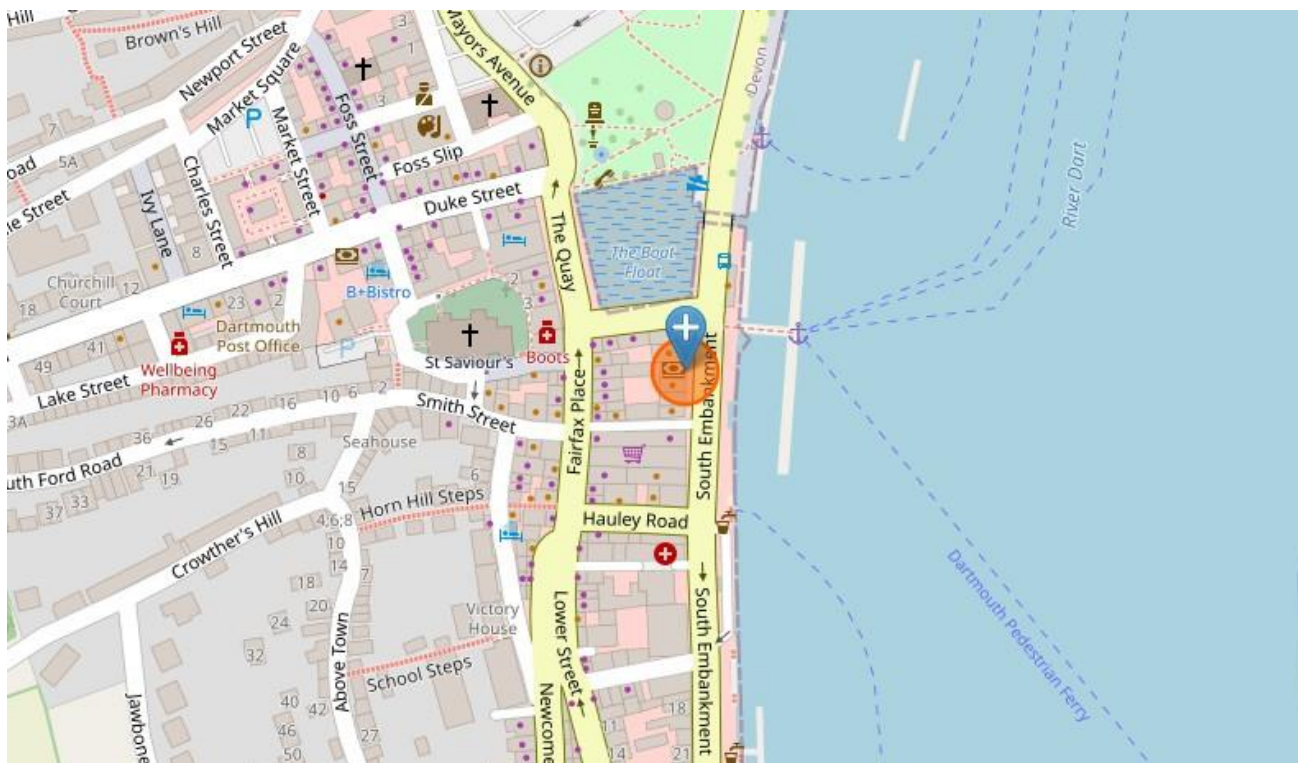
Each party are to bear their own costs incurred in any transaction.

EPC RATING E

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

All interested parties are politely requested to respect the tenants' quiet enjoyment of the property.



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www.bettesworths.co.uk
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TQ1 1BB



RICS

IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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