

# 5-9 Victoria Road

Ref No: 5355

Dartmouth, Devon, TQ6 9RT



## Prominent Commercial Investment Property

Ground Floor Commercial Unit Let as a Banking Hub

Let on a 10 Year Lease from April 2024

Rental Income of £25,000 Per Annum

A Great Investment Opportunity

£315,000 Freehold

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## DESCRIPTION

The property is located on Victoria Road, Dartmouth. The ground floor retail unit is let to Cash Access UK Ltd. The Banking Hub is a shared space providing easy access to everyday cash and face-to-face banking services for customers of the major banks. The first floor residential apartment has been sold on a 999 year lease.

The accommodation briefly comprises:-

## GROUND FLOOR

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

## REAR EXIT

With bin store.

## 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 2010.

The ground floor is let to Cash Access UK Ltd at a rent of £25,000 per annum.

The lease has repairing and insuring obligations with a term of 10 years from April 2024. There is a tenant only break clause and a rent review at year 5.

A Service Charge is in place for the upkeep of the communal areas and the roof.

## LEGAL COSTS

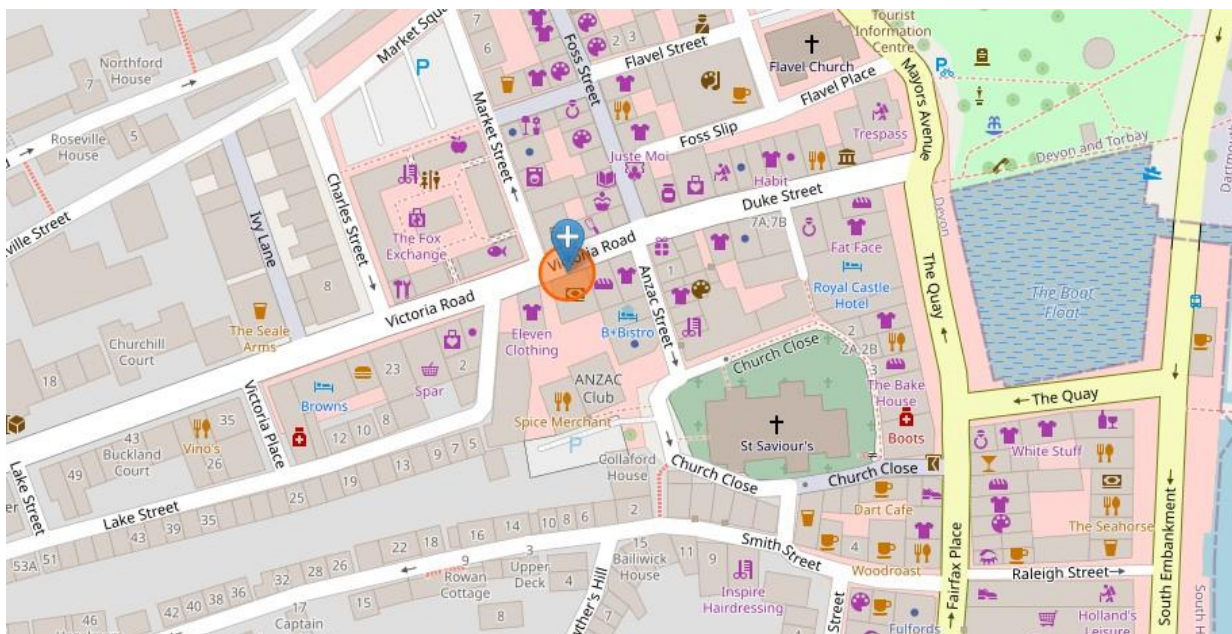
Each party are to bear their own costs incurred in any transaction.

## EPC RATING D

## 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](http://www.bettesworths.co.uk)  
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Devon  
TQ1 1BB



**RICS**

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