

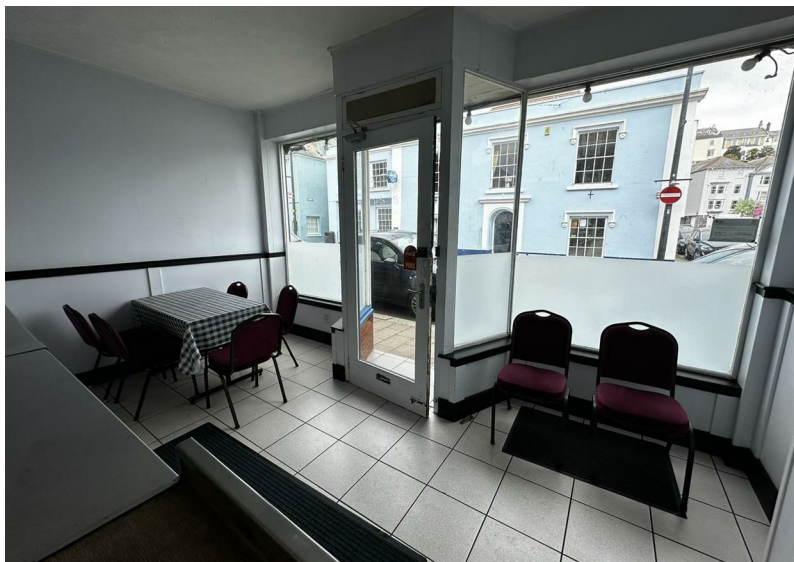


25 Victoria Road
Dartmouth
£11,000

Freeborns
ESTATE AGENTS

A grade II listed ground floor takeaway premises occupying a level town centre prime trading position with in Conservation Area, Central Shopping Area and an Area of Outstanding Natural Beauty. The shop premises has until recently been used as a food takeaway in an area with well established national and local trading names nearby.

Having a main frontage of approx 4.56 meters, the premises measures approx 47 square meters together with a rear WC/ cloakroom.



25 Victoria Road, Dartmouth, TQ69RT

THE ACCOMMODATION COMPRISES:

Ground Floor retail area approx 30m2. Ground Floor storage approx 16m2.

Please note: All measurements of area have been taken directly from the Valuations Office Agency and have not been independently verified.

DIRECTIONS

By Dartmouth Boat Float pass the Royal Castle Hotel (on your left) then turn directly left on Duke Street and continue onto Victoria Road. The property will be found on your left hand side.

MAIN SHOP PREMISES

Fluorescent strip lighting, currently divided by serving counter.

KITCHEN

With an array of ovens and equipment which can remain for a sum to be negotiated.

CLOAKROOM/ WC

With low level WC and hand wash basin.

REAR COURTYARD

With access to store room and WC.

TENURE

Leasehold, vacant possession, long lease available, available now.

RATEABLE VALUE

Approx £6,300.

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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.

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

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