

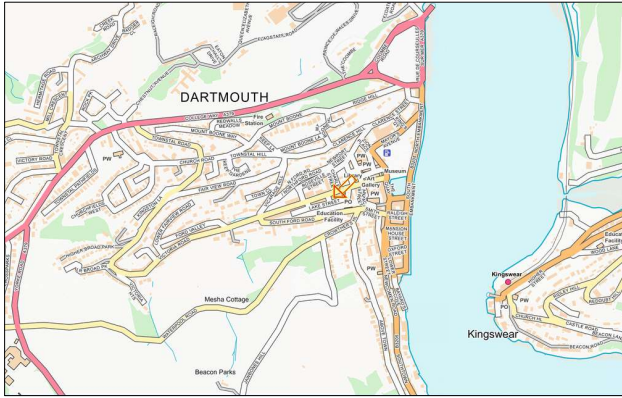


For Sale

35 Victoria Road, Dartmouth, TQ6 9RT

- Former medical centre in the centre of Dartmouth
- Individual end terraced three storey period building
- Gross internal area: 471.75 sqm/ 5077 sq ft
- Grade II listed
- Residential pre-app granted for five apartments
- Ideal development opportunity
- Asking price: £350,000

Viewing by prior appointment with
Gavin Sagar or Chris Ryland
(01752) 670700
gavins@sccplymouth.co.uk
chrisryland@sccplymouth.co.uk



Location & Description

Dartmouth is a nationally recognised sailing centre and tourist destination located on the western bank of the River Dart close to its mouth, within the South Hams area of Devon. The town is linked by two ferries to Kingswear to the east from which ready access is gained to the Torbay conurbation. Containing a significant number of historic buildings within its retail centre, Dartmouth is also presently the home of Britannia Royal Naval College which is located on the northern periphery of the town centre. Dartmouth has a resident population of approximately 9,600 inhabitants.

An end of terrace extended three storey period building previously occupied by Dartmouth Medical Practice. The building is Grade II listed and in need of cosmetic improvement. A favorable pre-planning application has been granted for residential conversion.



Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	194.75 sq m	2096 sq ft
First Floor	186.75 sq m	2010 sq ft
Second Floor	104.50 sq m	1125 sq ft
Total:	471.75 sq m	5077.92 sq ft

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £39,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Display Energy Certificate (DEC)

The DEC ratings:C75

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

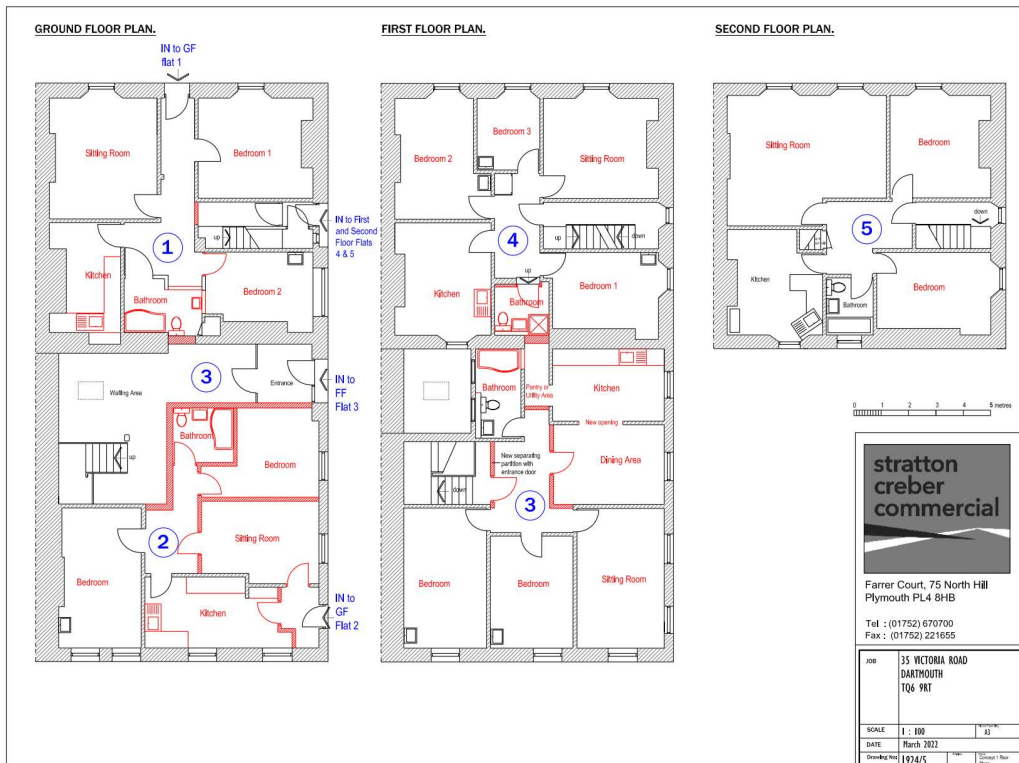
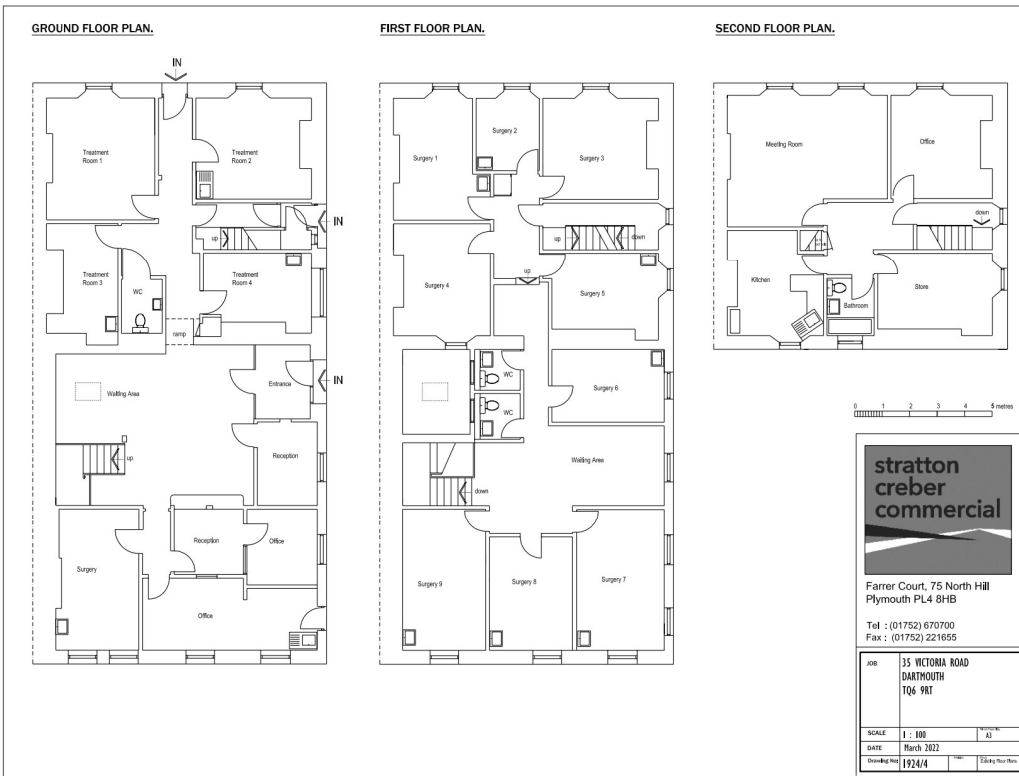
Ref: 14162 (April 2024)



Plymouth Office
Farrer Court, 75 North Hill, Plymouth
PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

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- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.



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