

FOR SALE

THE VICTORIA

3-5 DUNDAS STREET, SALTBURN-BY-THE-SEA, TS12 1AH

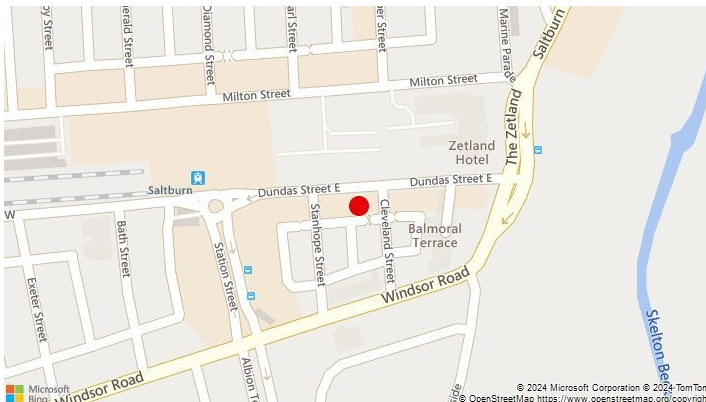
Price - £595,000

Public House with Catering and Function Room plus Letting Rooms and Living Accommodation

Commercial Investment

Property Features

- Public House with Catering and Function Room plus Letting Rooms and Living Accommodation
- Upper floors incorporating function suite, letting rooms and manager's flat
- Let to Camerons Brewery on 21-year lease at £29,950 per year
- Steady income with future potential for development



Enquiries

Barry Crux & Company

01904 659990

admin@barrycrux.co.uk

Location

The property is situated to the town centre, 150 yards or so from the Railway Station. The immediate vicinity is predominantly catering and hospitality driven.

Description

The property is available as a freehold investment, with the pub leased on a 21-year lease that commenced in July 2015.

Accommodation

Ground Floor

The public house features traditional ground-floor trading areas, comprising a spacious lounge bar and a separate public bar. Each area has its own distinct serving counter, a mix of flooring styles, and a variety of seating options, including perimeter bench seating and loose tables with chairs.

Additional facilities on this level include access to the beer cellar, as well as separate ladies' and gentlemen's customer toilets.

First Floor

The first floor accommodates a generously sized function suite, which can also be used as a dining area. This space benefits from its own serving counter and dedicated customer toilet facilities.

Ancillary accommodation at this level includes a catering kitchen and additional toilet facilities.

Second Floor

This level comprises three letting bedrooms.

Third Floor

The top floor houses the manager's flat.

Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

Terms

The property is being offered as a freehold.

Public House is let on 21-year lease, which commenced in July 2015, to Camerons PLC. The current passing rent is £29,950 per annum and is subject reviews on a 3 yearly basis. The review from July 2024 is currently outstanding.

Local Authority

Redcar and Cleveland

Business Rates - 2024/25

RATEABLE VALUE RATES PAYABLE

£20,000

£9,980

This information has been obtained from the Valuation Office website and has been provided for information purposes only.

Value Added Tax

VAT may be charged at the prevailing rate.

Costs

Each party is to be responsible for their own legal costs in the matter.

EPC Rating

An EPC has been commissioned and will be available in due course.

