

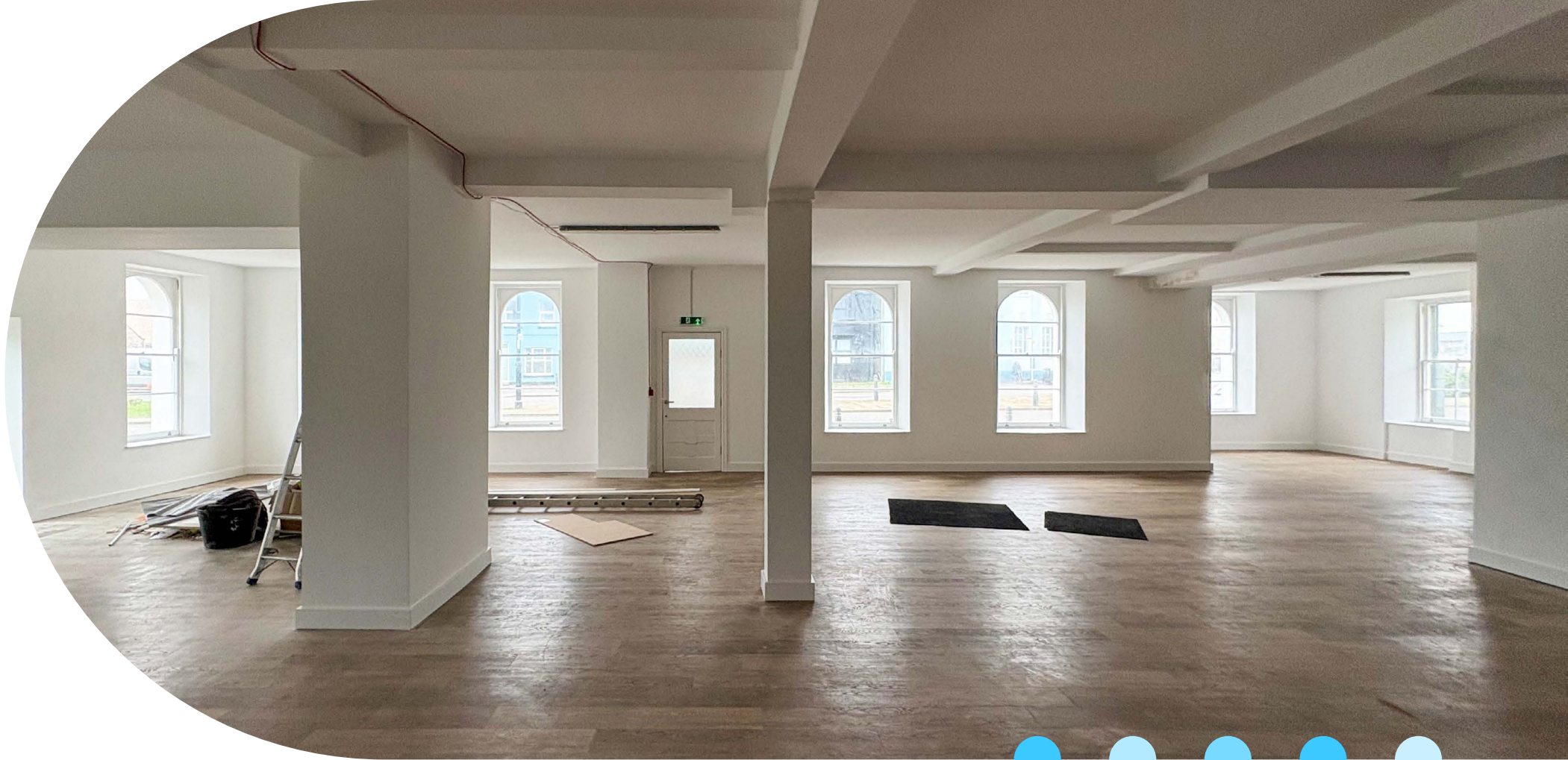


## FOR SALE/TO LET COMMERCIAL UNIT

FORMER ROYAL VICTORIA PUBLIC HOUSE  
VICTORIA SQUARE, PORTLAND, DORSET, DT5 1AL

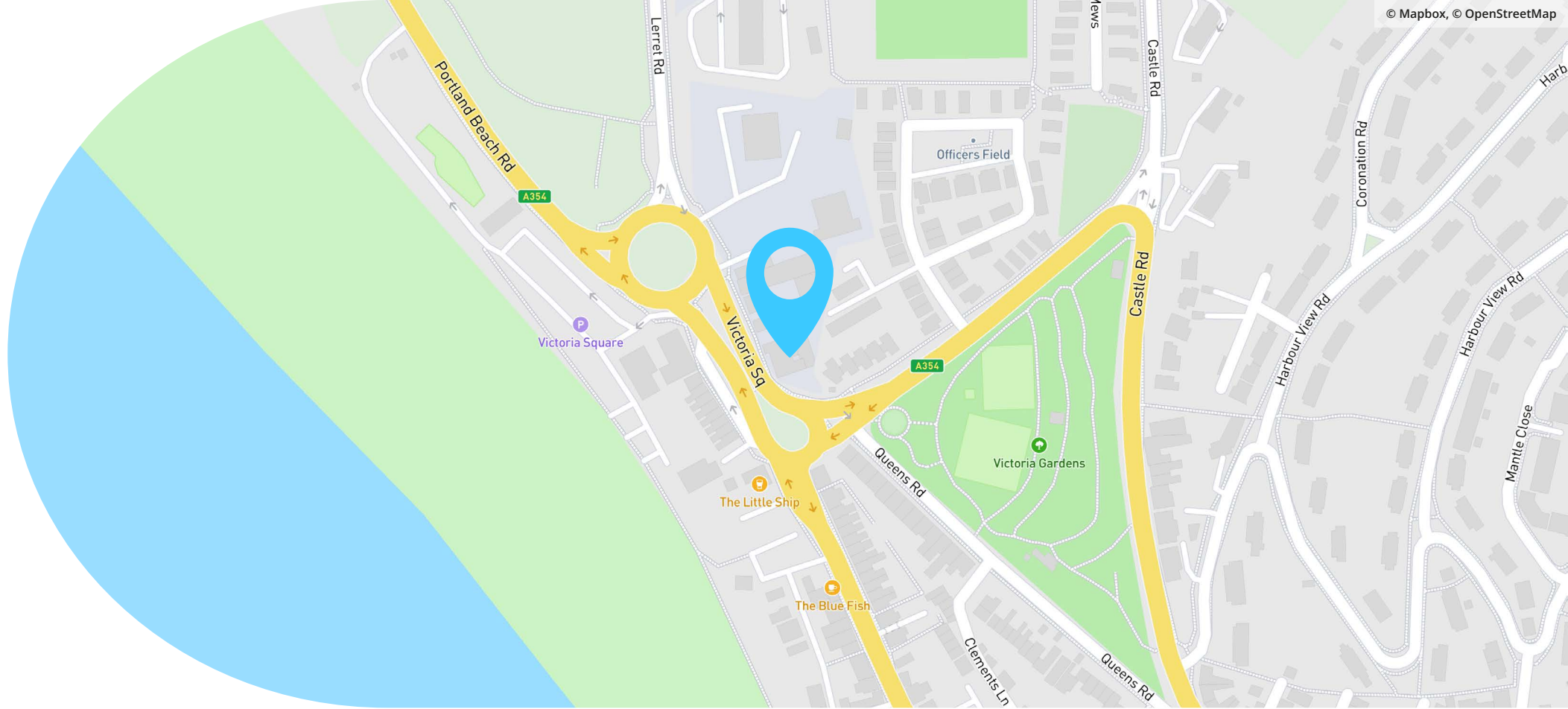






## SUMMARY

- » Prominent roadside location
- » Large site of 0.250 acre
- » Grade II Listed building
- » 6 exclusive parking spaces provided
- » 3,335 sq ft retail unit on the ground floor in an 'enhanced shell' condition ready for tenants fit out
- » Available To Let or Freehold For Sale



## LOCATION

- The subject property is located in Portland, a picturesque seaside town separated from Weymouth by a spit
- The property is situated prominently fronting the corner of Victoria Square and Victoria Road, with the surrounding area mainly consisting of detached residential properties
- Portland is 7 km (4 miles) south of Weymouth, the popular resort town, and forms the southernmost point of Dorset County.
- Chesil Beach connects Portland to the mainland with the A354 road bridge linking the headland to Weymouth
- Portland and Weymouth together form the borough of Weymouth and Portland.





## DESCRIPTION

- The property is a Grade II Listed two-storey brick building, rendered with a part flat, part pitched roof
- Single-glazed wooden-framed windows (fenestration)
- The property sits on a 0.250-acre (0.224 ha) site, with the building occupying 60% of the site

The property has been fully refurbished, and the new accommodation includes:

- Ground floor commercial unit: 309 sq m (3,335 sq ft)
- 5 flats sold off on a long leasehold basis

(Floor plans are available on request)

## PLANNING

The property is Grade II Listed and lies within a conservation area.

The property currently holds 'E' use class consent on the ground floor and C3 on the first floor and will therefore appeal to a number of different users.

## TENURE

The property is available freehold with vacant possession. Leasehold proposals for the ground floor will also be considered. The 5 flats above have been sold off on long leases.

## PRICE/RENT

On Application.

## RATEABLE VALUE

£17,250 (from 1.4.26) Rates payable at 38.2p in the £ (year commencing Apr 26).

## EPC RATING

E - 117. The property is currently being reassessed following its conversion.





## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

## VIEWING

Strictly by prior appointment through the sole agents Goadsby, through whom all negotiations must be conducted.



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**Adam Bullas**

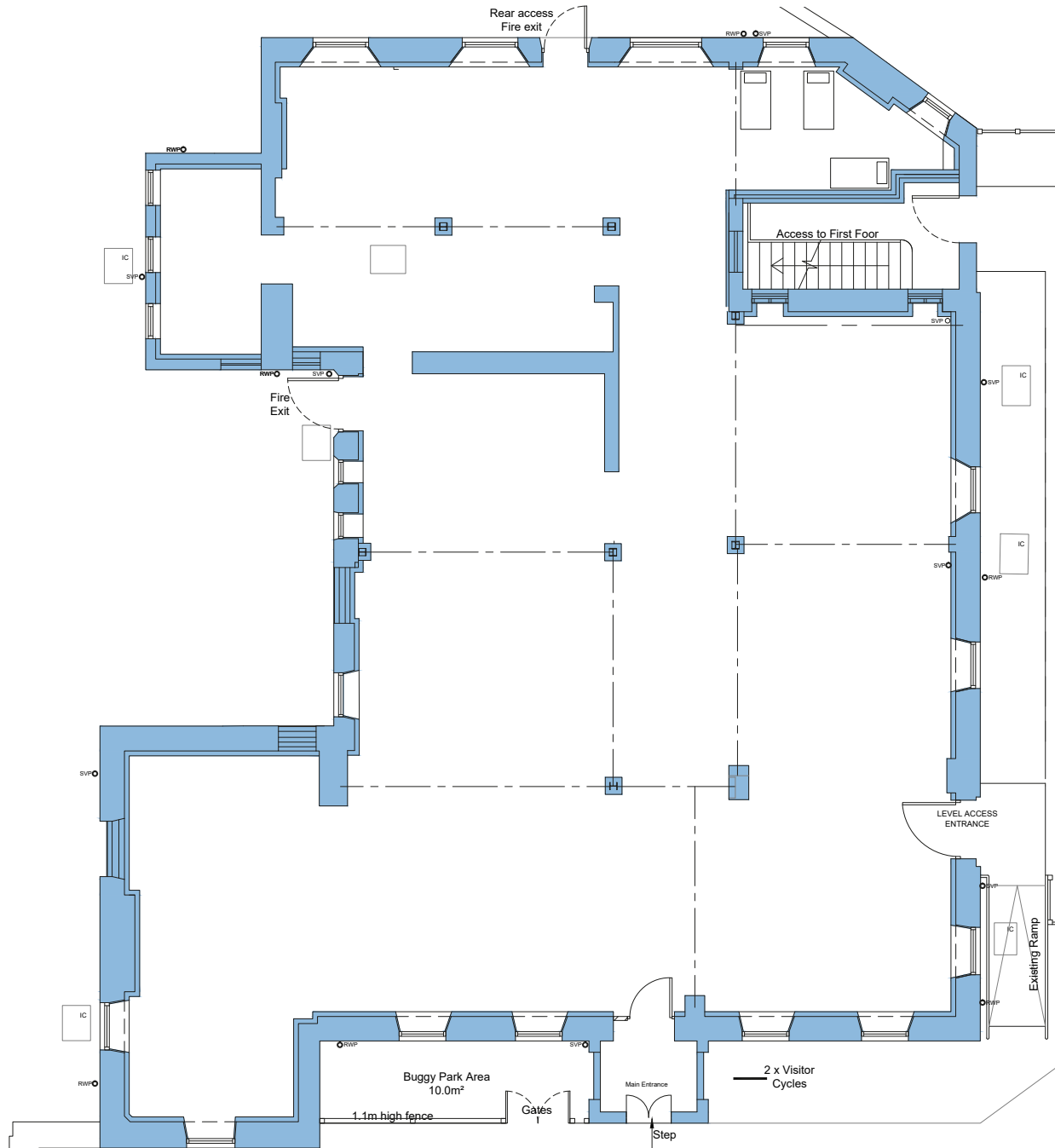
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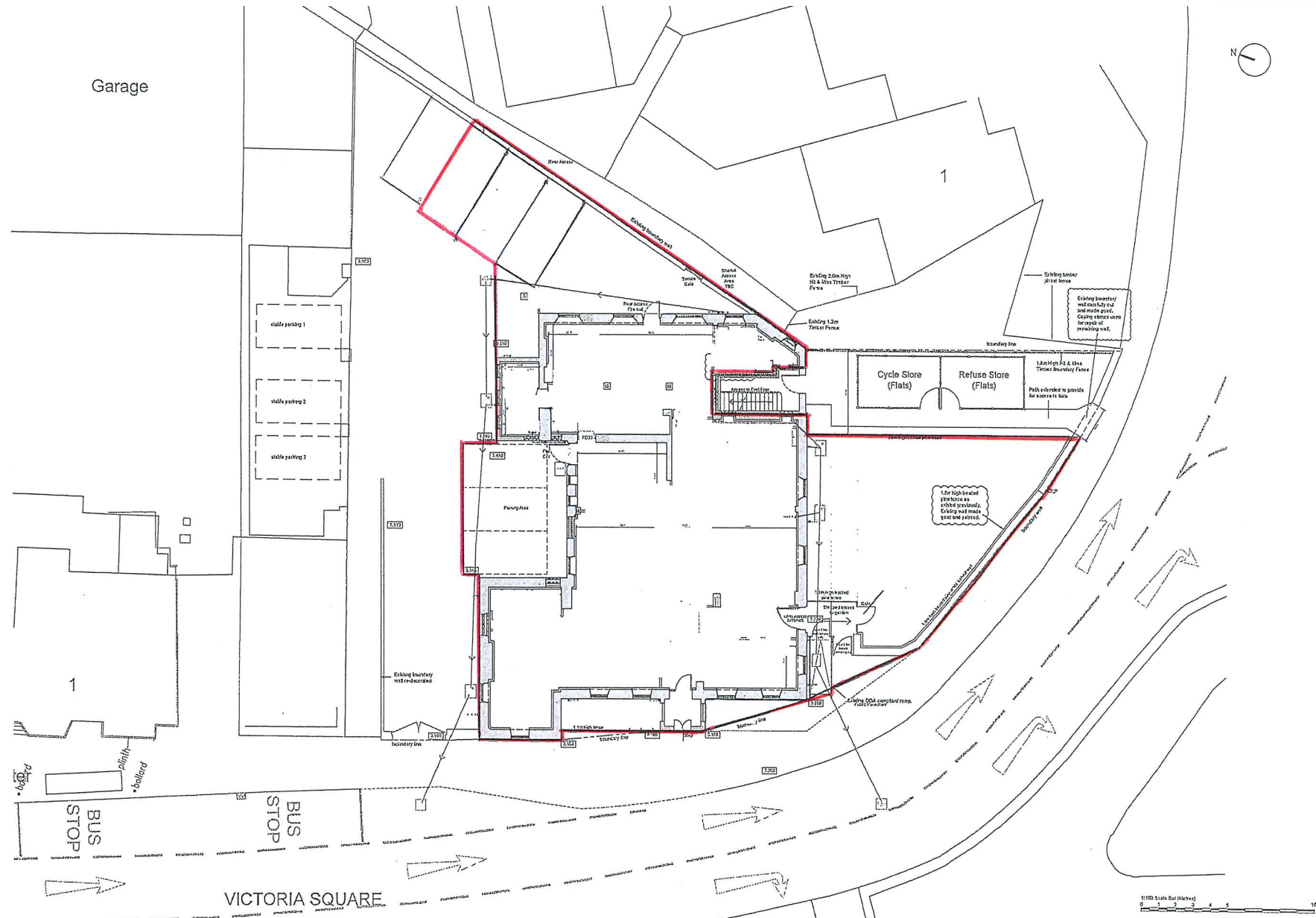
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

DO NOT SCALE  
ILLUSTRATION ONLY





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### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord.