

# FOR SALE

## THE VICTORIA

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

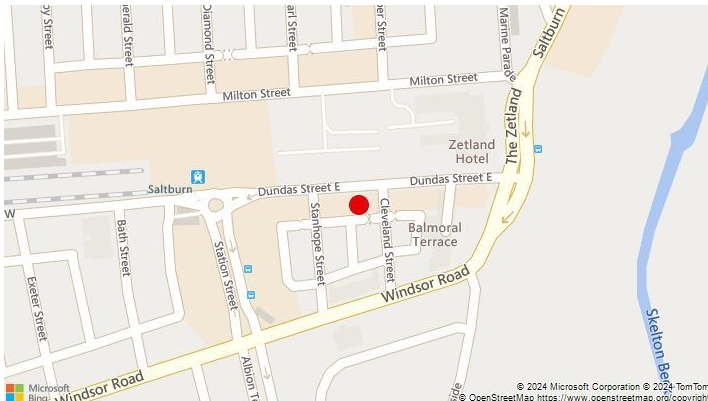
BARRY  
CRUX & CO

## Commercial Investment

Price - £1,000,000 (Offers invited)

### 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
- 3 High Quality Holiday Apartments with 1 let on an AST and 2 utilised as holiday lets
- Self-contained Hairdressing Salon, let to established partnership
- Gross Rental Income of £66,216 per annum



Enquiries

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## 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,

Substantial premises occupying corner site. Comprising Public House, leased on a 21-year lease that commenced in July 2015, with Catering, Function, Letting Bedrooms and Living Space on five storeys. Three self-contained letting apartments with ground floor entrance laid out over 3 floors. Self contained small Hairdressing Salon.

## 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.

Residential/Letting Units - each having spacious Living Area incorporating Kitchenette, 2 Double Bedrooms and Separate Shower Room.

Hairdressing Salon - small unit with Toilet Facility.

## 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.

## EPC Rating

The property's energy rating is C75

## Tenancy Information

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

The Victoria - £20,000

The Hair Salon - £1,300

Self contained Apartments -£5,800

## Terms

The property is being offered as a freehold.

The public house is subject to a 21-year lease which commenced in July 2015 to Camerons PLC at a current passing rent of £29,950 with 5-yearly rent reviews.

There are 3 apartments 2 of which are currently used as holiday lets and subject to a management agreement whereby, they are wholly operated and managed, on the basis that the income generated is shared 50/50. This is currently in the order of £43,333.33 gross per annum. The third apartment is let on Assured Shorthold Tenancy at £1,000 per month.

The Hairdressing Salon is let on a rolling short term lease to an established partnership who have been in situ for an extended period of time at £3,300 per annum.'

