

# Windjammer

Ref No: 2829

23 Victoria Road, Dartmouth, Devon, TQ6 9RT



Substantial Former Hotel, Currently Trading as Ground Floor Inn

Situated in Highly Sought After Town of Dartmouth

Two Self Contained Apartments

Level Walk to Waterfront

Potential Investment/Development Opportunity

£545,000 Freehold

Interested in this property?

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## LOCATION

The Windjammer is located on Victoria Road, one of the main arterial routes into Dartmouth. The South Hams town lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty, widely acknowledged as one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Dartmouth is also a haven for tourists, with its magnificent Naval College, picturesque waterfront and wonderful architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is located close to the neighbouring towns of Totnes, Kingsbridge and Salcombe as well as being in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).

## DESCRIPTION

The Windjammer Inn is a centrally positioned, attractive 3 storey late Georgian terrace property with a Grade II Listed frontage. The trading areas are situated on the ground floor in addition to ancillary areas and the garage. On the first and second floors there are 2 apartments, both directly above the trade areas with their own separate entrances off a patio area on first floor.

The accommodation comprises:-

### MAIN ENTRANCE

To the front, leading to:-

### BAR/RESTAURANT

A nautical/maritime theme open plan area with flag stone flooring and painted wood panelled walls and beams. Banquet seating surround the trading area in addition to a selection of chairs, tables and stools for 56+ covers. Extended wood bar servery, well equipped with a full range of hand pulls.

### COMMERCIAL KITCHEN

With serving hatch to the bar/restaurant.

### KITCHEN PREPARATION AREA

### CELLAR/COOL ROOM

### STAFF WC

### LADIES & GENTS CLOAKROOMS

### ANCILLARY AREA

To the rear of the property there is a substantial amount of ancillary storage (plans available). The property benefits from both a double and single garage which are a real asset to any property in the center of Dartmouth. The garages also give access to the first floor courtyard, which in turn provides access to the accommodation.

### APARTMENT 1 - WINDJAMMER MEWS

Positioned over both the first and second floors. Incorporating a kitchen/breakfast room, sitting/dining room, a single and double bedrooms and a shower room with WC.

### APARTMENT 2 - WINDJAMMER MEWS

Positioned over both the first and second floors. Incorporating a kitchen/breakfast room, sitting/dining room, a single and double bedrooms and a shower room with WC. We are informed both apartments could provide further accommodation in the attic space. The area is boarded and has dormer windows and was used

for accommodation when the premises were trading as a hotel. Relevant permission may now be required.

### RATEABLE VALUE

£11,500. **This is not rates payable.** The 2 flats are banded Council Tax A. For information, we advise you to contact the Local Authority, South Hams District Council Tel. 01803 861234

### BUSINESS

Currently run as a successful and established life-style business. The owners, having operated the business since 1986 are now looking to retire. The Windjammer has a strong local following and benefits from an increase of tourists visiting the South Hams as well as the sailing/ water sport fraternity. There is huge potential to incorporate the residential apartments to either self-contained holiday apartment or even reverting back to hotel/B&B accommodation. Investors may also consider the opportunity for alternative use given the strength of the local residential market - subject to appropriate permissions being acquired. The business is currently trading traditional opening hours Monday - Friday and 11am - 11pm on Saturday and Sunday.

### TENURE

Freehold with vacant possession available on completion.

### SERVICES

The ground floor commercial space is connected to all mains services.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

### EPC EXEMPT

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