

First Peninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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Shop To Let

Rental offers invited



**109 Fore Street, Kingsbridge,
Devon TQ7 1AB**

**Plymouth 20 miles; A38 Devon Expressway 10 miles; Totnes 13 miles
(distances approximate)**

Total area approx 64.34 sq m (692 sq ft)

First Peninsula Commercial Reference Number: FPC0150

LOCATION

The market town of Kingsbridge is situated at the heart of the Southern Sector of South Devon at the head of the picturesque Salcombe/ Kingsbridge estuary. There are a diverse range of retailers in the town with Fore Street being the town's principle thoroughfare. The subject property is located on the right hand side towards the top of Fore Street opposite the entrance to the Upper Cookworthy Car Park. Footfall is likely to increase once the new Tesco store in the Lower Cookworthy area is open in February 2011.

DESCRIPTION

The property comprises the ground floor retail unit within a substantial three storey terraced property.

ACCOMMODATION

Retail Area

Showroom area display shelving. Split into a front and rear area by internal wall. Maximum dimensions approx 10.35m deep x 5.20m wide. Window frontage of approx 5.20m. Trading area of 44.41 sq m (477.8 sq ft).

Office

Stairs to upper storage area. Area approx 8.61 sq m (92.64 sq ft). Worksurface. Window to courtyard. Door to:

Kitchen

Connecting to CLOAKROOM. Area approx 3.33 sq m (35.83 sq ft). Stainless steel sink and drainer. Window to courtyard.

Cloakroom

Sliding door. WC and wash hand basin. Small window to courtyard.

Upper Storage Area

Boarded floor. Area approx 7.99 sq m (85.97 sq ft).

LEASE

A new business lease is available on full repairing and insuring terms for a minimum term of 3 years with upward only rent reviews. Rental offers are invited.

NOTE

The freehold of the building including the shop is also available to purchase. For further information please contact the agent.

USE

Within Use Class A1.

Energy Performance Certificate

The EPC rating can be viewed on the Landmark website at www.ndepcregister.com using reference number 0901-0648-1280-1691-6006.

LEGAL COSTS

Each party to pay their own legal costs relating to this transaction.

REFERENCES

The landlord will require a bank reference, trade reference and accounts details if an existing business which will be treated in strict confidence.

SERVICES

We understand mains water, electricity and drainage are connected. Heating is by way of electric heaters. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the council tax/ business rates payable by contacting the local authority. The Rateable Value is £8,000 for the shop according to the Valuation Office website.

LOCAL AUTHORITY

The relevant local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VAT

All rent prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities.

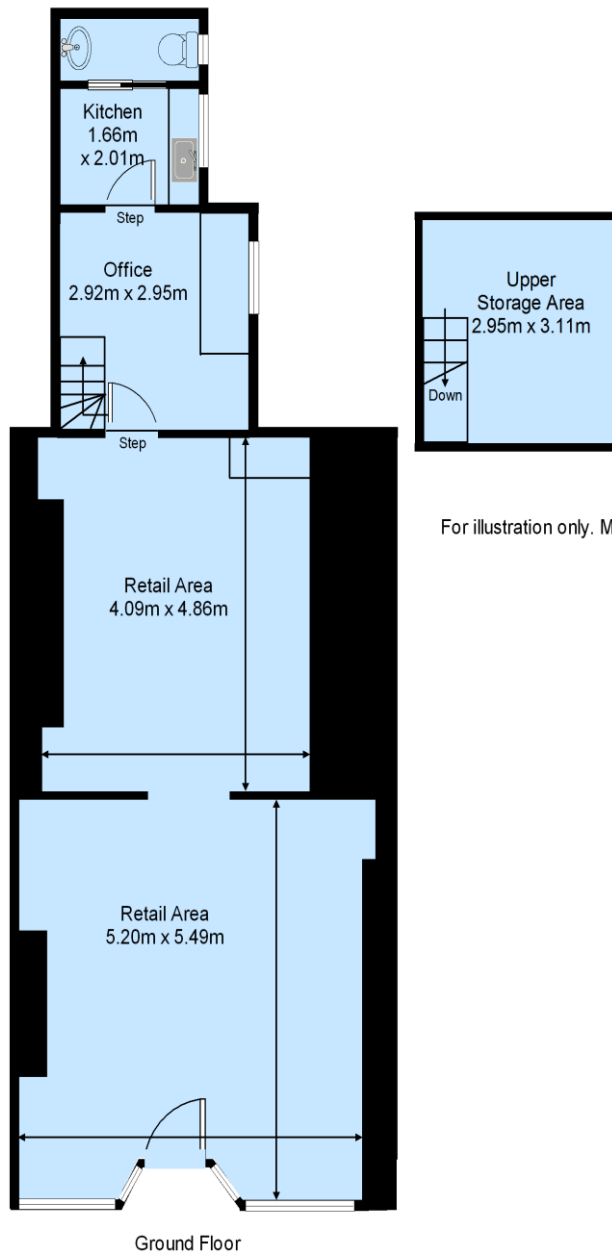
VIEWING

The property is available confidentially as the business is still being operated. Viewings will be by appointment only through First Peninsula Commercial, and may be arranged out of normal opening hours. Tel: 01548 854455.

FIXTURES AND FITTINGS

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

FLOORPLAN



For illustration only. Measurements approximate.

DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.