

# First Peninsula

Commercial Property Specialists  
& Business Agents

**First Peninsula Commercial**

Britton House  
10 Fore Street  
Kingsbridge  
Devon TQ7 1NY

Tel: 01548 854455

Fax: 01548 854458

[www.commercialsouthhams.co.uk](http://www.commercialsouthhams.co.uk)

## **Shop For Sale**

### **Guide Price £150,000**



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

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

**Rare opportunity to acquire a prominent retail premises  
Total area approx 64.34 sq m (692 sq ft)**

First Peninsula Commercial Reference Number: FPC0151

## 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 a ground floor retail unit within substantial three storey terraced property. The property would appeal to owner occupiers, investors and SIPP investors.

## 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).

## NOTE

The shop is also alternatively available to lease on a new business lease. Rental offers invited. For further information please contact the agent.

## TENURE

The property is available as a freehold with vacant possession on completion.

## PLANNING

The property is listed Grade II and is located in the Conservation Area.

## PRICE

Guide price £150,000.

## Energy Performance Certificate

The EPC rating can be viewed on the Landmark website at [www.ndepcregister.com](http://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.

## 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.

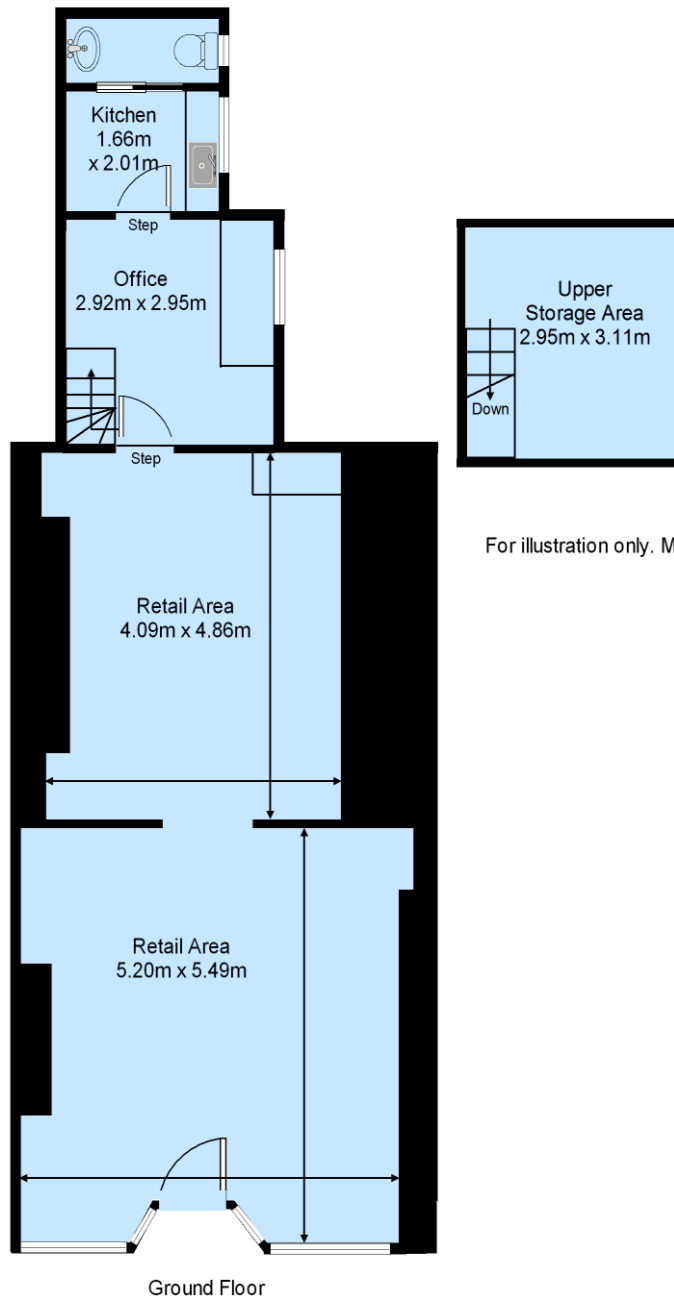
## VIEWING

Viewings will be by appointment only through the selling agent First Peninsula Commercial. 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.