

FirstPeninsula

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For Sale / To Let

Fore Street Restaurant with Maisonette



115 Fore Street, Kingsbridge, Devon TQ7 1AB

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

First Peninsula Commercial Reference Number: FPC0187

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 at the top of Fore Street at the junction with Duncombe Street and near to the entrance to the Upper Cookworthy Car Park.

DESCRIPTION

The property comprises a substantial Listed end of terrace property with accommodation arranged over 4 floors comprising restaurant area, ancillary kitchen and chiller / storage areas, outside courtyard with further storage / prep areas, and a 4 bedroom maisonette over upper floors. The property is not currently trading and trade fixtures fittings and equipment have been removed. The commercial accommodation extends to approx. 107.5 square metres (1,157.16 square feet) on net internal basis.

ACCOMMODATION

GROUND FLOOR

Restaurant

Two display windows to Fore Street. Arranged as an L shaped area. Trading area of approx 61.55 sq m (662 sq ft). Approx. 50 covers. Stairs to BASEMENT and to FIRST FLOOR. Wooden flooring. Side Door to Duncombe Street. Max width 9.38m max depth 9.65m.

Corner Bar

Bar counter. Approx dimensions 2.61m x 2.50m max.

Kitchen

Stainless steel food walling / tiling to walls. Ceramic floor tiles. Extractor hood. Plumbing for gas appliances, power sockets. Extending to approx 17.51 sq m (188.50 sq ft).

BASEMENT

Cloakrooms

Separate facilities for ladies and gents.

Storage and Chiller Area

2 walk-in refrigerators. Stainless steel sink and preparation table. Separate store room.

COURTYARD

Private enclosed area with a number of enclosed storage areas including washing up area. Side access to Duncombe Street. External spiral staircase to FIRST FLOOR.

MAISONETTE

Accommodation over first and second floors, accessed internally via the restaurant or externally via staircase from the rear COURTYARD.

FIRST FLOOR LANDING

Stairs with roof skylight to SECOND FLOOR. Hatch to loft. Doors to:

Kitchen

Window and half glazed door to rear (east). Stainless steel sink. Space for cooker. Hot water boiler and separate central heating boiler. The extractor flue from the restaurant kitchen presently passes through this room. Door to LARDER. Door to exterior fire escape / spiral staircase. Approx dimensions 3.8m x 3.39m max.

Larder

Shelving. Approx dimensions 2.22m x 1.25m.

Living Room

Sash window to front (west). Approx dimensions 6.17m x 3.39m to chimney breast. Fireplace.

Study / Bedroom 4

Sash window to front (west). Approx dimensions 2.45m x 3.26m.

Bedroom 2

Sash window to front (west). Approx dimensions 4.40m x 3.34m to chimney breast.

Bedroom 3

Sash window to rear (east). Approx dimensions 3.99m x 3.50m to chimney breast.

Door to and steps down from LANDING to :

Bathroom

Bath, WC, wash hand basin. Laminate floor. Window to rear (east).

SECOND FLOOR

Bedroom 1

Window to side (north). Door to walk in wardrobe / store room. Approx dimensions 5.31m x 5.76m max. Restricted head height due to eaves. Doors to:

Ensuite Bathroom

Corner bath, WC, wash hand basin. Storage cupboard. Window to rear and to stairwell. Restricted head height due to eaves.

Dressing Room

Window to stairwell. Approx dimensions 5.52m x 2.37m max. Door to Bathroom. Hatch to loft. Restricted head height due to eaves.

TERMS

The whole is available For Sale at a guide price of £295,000 or To Let on a new business lease drawn on full repairing and insuring terms to be agreed at an initial guide rent of £18,000 per annum exclusive of rates and outgoings. Rent incentives will be considered.

PLANNING

There is lapsed planning permission and Listed Building Consent dated January 2003 ref 28/1808/02 for alterations on the ground floor and at the rear of the premises to relocate the kitchen and extend the restaurant seating area.

LEGAL COSTS

The incoming tenant or purchaser to pay the landlord's / vendor's legal costs relating to this transaction.

REFERENCES

The incoming tenant to provide the landlord with bank, accountant, trade, character references as required.

SERVICES

We understand mains gas, water, electricity and drainage are connected. Heating is by way of gas central heating radiators for upper floors. 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 / purchaser 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 £11,500 for the ground floor and basement areas according to the Valuation Office website. The maisonette is Council Tax Band B.

Energy Performance Certificate

The commercial EPC can be downloaded via:

<https://www.ndepcregister.com/direct/report/0020-7923-0332-5210-1064>

The domestic EPC can be downloaded via:

<https://www.ndepcregister.com/direct/report/0628-1078-6222-9152-2950>

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. Interested parties are advised to consult their professional advisors as to their liabilities. **No VAT is payable.**

VIEWING

Viewings by appointment only through First Peninsula Tel: 01548 854455.

FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

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.

Particulars Dated May 2012