

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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LEASE FOR ASSIGNMENT

Rent passing £13,500 per annum exclusive



Prominent Retail Premises

Trading area extending to approx. 68.20 sq m (733.84 sq ft)

Plymouth 20 miles; A38 Devon Expressway 10 miles; Totnes 13 miles

15 Church Street, Kingsbridge, Devon TQ7 1BT

First Peninsula Commercial Reference Number: FPC0167

LOCATION

The popular market town of Kingsbridge is situated at the heart of the southern sector of South Devon at the head of the picturesque Salcombe to Kingsbridge estuary. There are a diverse range of retailers in the town with the subject premises being located a short level walk from the main bus terminus and quayside public car park.

Nearby occupiers include high street bank, Post Office, accountants, finance company, hairdressers, and launderette.

ACCOMMODATION

The accommodation is comprised of a large ground floor retail area, with rear staff room.

Retail Area

U shaped trading area. Front internal width m, max depth m, extends to approx. 59 sq m (634.87 sq ft). The retail area is carpeted throughout with inset lighting. Changing cubicles.

Store/ Office

Accessed at the rear of the main retail area, two rooms extending to 9.2 sq m (98.98 sq ft)

Cloakroom Facilities

Staff and Customer WCs

Kitchenette

LEASE

The shop is available by way of assignment on a renewable lease from 15 July 2006 for 15 years, repairs subject to a schedule of condition, tenant reimburses building insurance. The rent passing is £13,500 per annum exclusive from 2006.

USE CLASS

Within general retail A1.

BUSINESS

The business is available in addition if required at a guide price of £29,000 to include fittings and fixtures with stock at valuation.

REFERENCES

The landlord will require a bank reference, character reference, trade references 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 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 business rates payable by contacting the local authority. The Rateable Value is £11,500 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.

Energy Performance Certificate

The assignor will make an EPC available to the prospective assignee.

LEGAL COSTS

Each party to pay their own legal costs relating to the transaction. The assignee to pay the landlord's reasonable legal costs relating to the assignment.

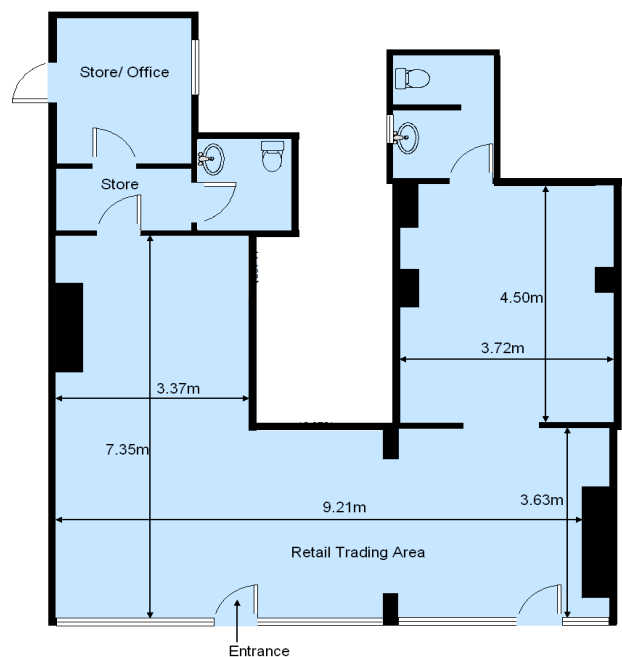
VIEWING

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

FLOORPLAN



For illustrative purposes only.

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.