

# FirstPeninsula

Commercial Property Specialists  
& Business Agents

**First Peninsula Commercial**

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## KINGSBRIDGE

### SHOP FOR SALE/ TO LET

**Guide Price £80,000**

**Rent £6,500 per annum exclusive**



**Well located shop premises in Fore Street**

**Area extending in total to approx. 47.17 sq m (507 sq ft)**

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

**37b Fore Street, Kingsbridge, Devon TQ7 1PG**

First Peninsula Commercial Reference Number: FPC0172

## 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 to Kingsbridge estuary. The town serves a wide catchment area with year round trade benefitting from increased trade levels during the summer months and holiday periods from second home owners and visitors to the area.

There are a diverse range of retailers in the town with Fore Street being the town's principle thoroughfare. The subject property is located in a central position on Fore Street.

Nearby occupiers include fashion clothing businesses, gift shops, delicatessen, cafes, art gallery, specialist food outlets and high street banks.

## ACCOMMODATION

The accommodation is comprised of a lower ground floor retail area, with ancillary storage and staff area. There is an entrance at ground floor level from Fore Street.

## GROUND FLOOR

Double doors from Fore Street into entrance foyer. Max width 1.29m max depth 4.54m including stairs. Stairs down to lower ground floor:

### Retail Area

Max width 4.98m, max depth 9.15m, extends to approx. 40 sq m (431 sq ft). The retail area is currently fitted out with display racking and 2 changing areas. The shop has CCTV, spotlights and ceiling strip lighting, ample power sockets and wooden laminate flooring throughout. Fire escape to rear of the property.

### Store

Accessed at the rear of the retail area approx 3.93 sq m (42.34 sq ft).

### Cloakroom

With low level WC.

## LEASE

The shop is held on the remainder of a 999 year lease from October 1998. Ground rent of £5 pa is payable in addition to service charge at 12.5% of the total service cost for the building. A management company acts for the tenants of the building.

### Note

The property is available on a vacant possession basis, To LET or FOR SALE, with or without the business. For further details please contact the agent or visit the website.

## PLANNING & USE CLASS

The property is Grade II listed. Planning within A1 use class.

## SERVICES

We understand mains water, electricity and drainage are connected. 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.

### 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.

## 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 £4,150 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.

## Energy Performance Certificate

The vendor will make an EPC available to the prospective purchaser.

## LEGAL COSTS

Letting – Incoming tenant to meet the vendor's reasonable legal costs relating to the transaction.

Sale - Each party to pay their own legal costs relating to the transaction

## 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

