

# FirstPeninsula

Commercial Property Specialists  
& Business Agents

**First Peninsula Commercial**

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**RENT INCENTIVES AVAILABLE**

## **Kingsbridge - To Let Prime Retail Trading Location**

**Rent £9,000 per annum exclusive**



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

**Excellent retail offering extending  
to approx. 42.17 sq m (453.74 sq ft)**

**Unit 3 Kings Market, 74 Fore Street, Kingsbridge TQ7 1PP**

First Peninsula Commercial Reference Number: FPC0141

## 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 units are located near to the top of Fore Street on the left hand side and are near the front entrance of the Kings Market development. There are a number of high quality shops already located in Kings Market which benefit from pedestrian foot fall through from the public car park to Fore Street.

Tesco has plans to develop the Lower Cookworthy car park and is currently finalising proposals for pedestrian access through to Fore Street with the rear entrance to the Kings Market development in the Upper Cookworthy car park, in close proximity. This will benefit the site significantly.

## UNIT 2 – LET

## UNIT 3 - AVAILABLE

### Retail Area

The trading area extends to approximately 40.08 sq m (431.26 sq ft). Laminate wood flooring. Spotlights. Excellent window display onto Kings Market atrium walkway.

### Kitchenette

Built in wall and floor cupboards with work surface and sink. Water heater. Extends to approx. 2.09 sq m (22.48 sq ft).

### Cloakroom

WC and wash hand basin. Extractor.

## TERMS

A new renewable business lease for up to 15 years with upwards only rent reviews every 3 years is available. The annual rent is £9,000 for Unit 3 with the tenant responsible for contributing 1/6<sup>th</sup> towards a service charge. The tenant is responsible for decorating/ repairing the interior of the shop and the shop front.

## USE

General uses within Use Class A1.

## REFERENCES

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

## 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.

## BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates payable by contacting the local authority. According to the Valuation Office website the Rateable Value of Unit 3 is £7,000.

## 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.

## LEGAL COSTS

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

### Energy Performance Certificate

The EPC rating can be viewed on the Landmark website at [www.ndepcregister.com](http://www.ndepcregister.com) using reference number 9200-1042-0358-9280-7074 for Unit 3.

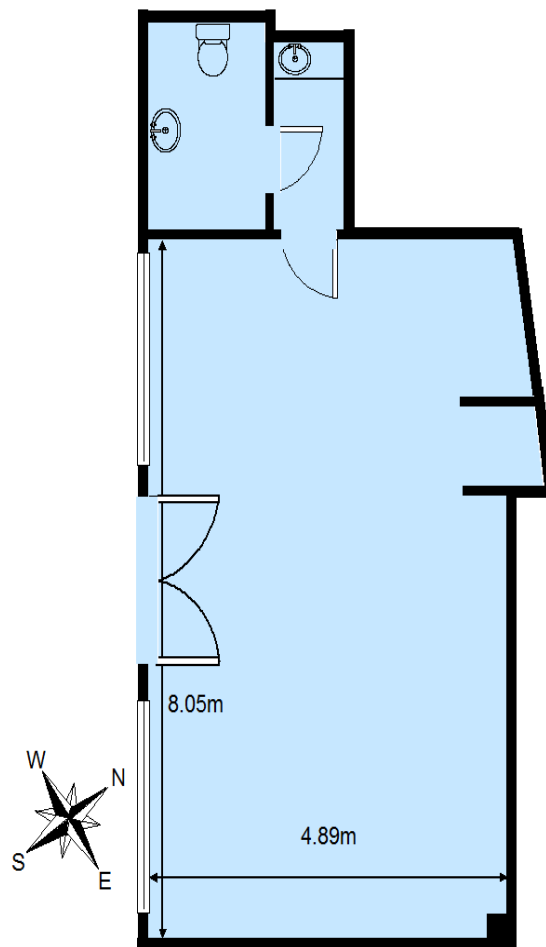
## VIEWING

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 UNIT 3



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.