

First Peninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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SHOP TO LET/ FOR SALE

Kingsbridge



77 Fore Street, Kingsbridge, Devon TQ7 1AB

Ground floor shop extending to approx. 73.14 sq m (787 sq ft).

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

First Peninsula Commercial Reference Number: FPC0164

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. Fore Street is the town's principle retail thoroughfare with the subject property being located on the right hand side opposite the historic Shambles.

PREMISES

The subject property comprises a ground floor lock up shop.

ACCOMMODATION

Retail Area

Extends to approximately 62.52 sq m (673 sq ft).

Storage

Storage area extending to 10.59 square metres (114 square feet).

Cloakroom

WC and wash hand basin.

LEASE

The shop is available on a new renewable lease for a term in multiples of three years. The shop tenant is liable for the shop interior and 1/3 of structure costs and reimbursing building insurance. There are three year rent reviews. The guide rent is £14,750 per annum exclusive.

PREMISES USE CLASS

Within A1 Retail.

RENT/ PRICE

The guide for the annual rent is £14,750. Alternatively the shop is available for purchase at £170,000.

Note

The shop is currently let until June 2010.

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.

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 by First Peninsula Commercial and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/ condition.

BUSINESS RATES

It is the tenant's/ purchaser's responsibility to verify tax and business rates payable by contacting the local authority.

The rateable value for the property is £10,500 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.

LEGAL COSTS

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

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.

We are informed by our client that VAT is not payable on the rent.

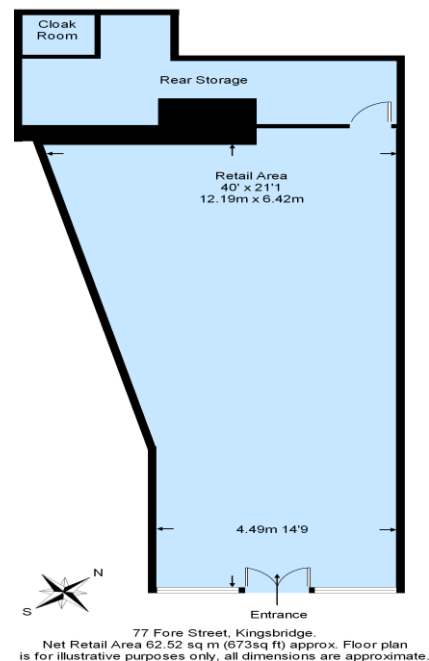
Energy Performance Certificate

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

VIEWING

Viewings will be by appointment only through the selling agent First Peninsula Commercial. Tel: 01548 854455.

FLOORPLAN



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.