

**FirstPeninsula**

**Commercial Property Specialists  
& Business Agents**

**First Peninsula Commercial**

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## **SHOP TO LET/ FOR SALE**



**77 Fore Street, Kingsbridge, Devon TQ7 1AB**

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

A38 Devon Expressway 10 miles; Totnes 13 miles

**Offers Invited On Sale Or Lease Basis**

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 Fore Street which is the town's principle retail thoroughfare. The subject property is well located on the right hand side opposite the historic Shambles near to the Post Office.

## DESCRIPTION

The subject property comprises a ground floor lock up shop.

## ACCOMMODATION

### Retail Area

Extends to approximately 62.52 square metres (673 square feet).

### Storage

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

### Cloakroom

WC and wash hand basin.

## LEASE

A new renewable business lease is available as from July 2012 for a term to be agreed, minimum term 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 upwards only rent reviews. Rental offers are invited.

## USE

Within A1 retail.

## PRICE

Offers are invited for the shop freehold, subject to any existing occupancy arrangements.

## 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. Interested parties are advised to consult their professional advisors as to their liabilities.

VAT is not chargeable.

## 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.

## 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.