

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

Britton House
10 Fore Street
Kingsbridge
Devon TQ7 1NY

Tel: 01548 854455

Fax: 01548 854458

www.commercialsouthhams.co.uk

FORE STREET SHOP TO LET

Rent on application



**82 Fore Street, Kingsbridge,
Devon TQ7 1PP**

**Totnes 13 miles; A38 Devon Expressway 10 miles;
(distances approximate)**

Area approx. 71.9 sq m (773 sq ft)

First Peninsula Commercial Reference Number: FPC0146

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. There are a diverse range of retailers in the town with Fore Street being the town's principle thoroughfare. The subject property is located on the left hand side towards the top of Fore Street.

Nearby occupiers include fashion clothing businesses, gift shops and a delicatessen, cafes, butcher and high street banks.

ACCOMMODATION

The accommodation is comprised of a large ground floor retail area, with rear staff room. There is a shared entrance to the building.

Retail Area

Front internal width 3.0m, max depth 18.20m. Extends to approx. 62.04 sq m (667 sq ft). The retail area has a suspended ceiling with various spotlights and inset lighting throughout, raised window display. Carpeted floor. Under stairs cupboard housing the meters and additional small store cupboard.

Rear Staff Room

Extending to approx. 9.86 sq m (106 sq ft) kitchenette with stainless steel sink and drainer various storage cupboards and work surface. Wash hand basin. Vinyl flooring.

Cloakroom

With low level WC.

LEASE

The shop is available on a new effective FRI lease for a minimum term of 3 years with upward only rent reviews at the end of every third year. Rent details on application.

USE CLASS

The shop has an A3 use (ref 28/1042/09); other retail uses considered. No estate agency use permitted.

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.

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 £7,400 for the shop (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. Interested parties are advised to consult their professional advisors as to their liabilities.

Energy Performance Certificate

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

LEGAL COSTS

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

VIEWING

Viewings will be by appointment only through the letting 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

