

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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RENT INCENTIVES AVAILABLE

KINGSBRIDGE SHOP TO LET

Rent £12,500 per annum exclusive



**Well located shop premises in Fore Street.
Trading area extending to approx. 71.91 sq m (773 sq ft)**

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

82 Fore Street, Kingsbridge, Devon TQ7 1PP

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, a butcher and a high street bank.

ACCOMMODATION

The accommodation is comprised of a large ground floor retail area, with rear staff room. There is a communal entrance from Fore Street.

Retail Area

Front internal width 3.0m, max depth 18.20m, extends to approx. 62.04 sq m (667.5 sq ft). The retail area has a false ceiling with various spotlights and inset lighting throughout. Carpeted floor. There is an under stairs cupboard housing the meters.

Store Cupboard

Accessed at the rear of the main retail area approx 0.92m x 1.20m 1.1 sq m (11.87 sq ft)

Rear Staff Room

Extending to 9.87 sq m (106 sq ft) Kitchenette with stainless steel sink and drainer various storage cupboards and work surface. Stand alone wash hand basin. Vinyl flooring.

Cloakroom

With low level WC.

LEASE

The shop is available on a new effectively FRI lease for a minimum term of 3 years with upward only rent reviews at the end of every third year. Guide rent £12,500 per annum exclusive.

USE CLASS

A1, A2, A3 (ref 28/1042/09) 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.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority. The rateable value is £6,600 for the shop.

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 landlord will make an EPC available to the prospective tenant.

LEGAL COSTS

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

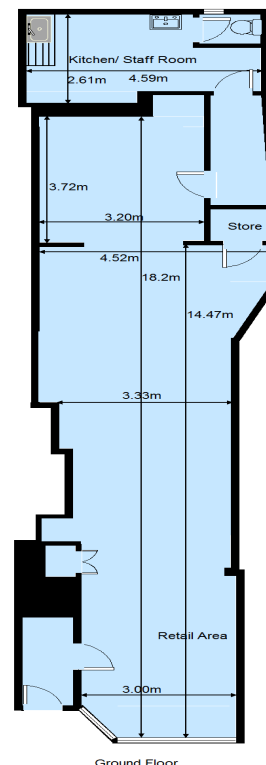
VIEWING

Viewings will be by appointment only through the 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



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.