

FirstPeninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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OFFICE TO LET

Rent £7,500 per annum exclusive



Newquay House, Embankment Road, Kingsbridge, Devon TQ7 1JZ

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

Ground floor office accommodation extending to approx

91.74 sq m (987.12 sq ft)

First Peninsula Commercial Reference Number: FPC0163

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. The subject property is located on Embankment Road on the left hand side, convenient for the main shopping amenities of Kingsbridge.

ACCOMMODATION

These newly refurbished offices are self contained and arranged as open plan accommodation over the ground floor. They provide a large amount of office space not normally available to the Kingsbridge office marketplace.

GROUND FLOOR

Secure entry and front door to:

Lobby

Door to Store Area. Door to:

Office

Full length windows to front open plan area. Potential to be subdivided into three office areas. Windows set at intervals to side elevation. Ceiling lighting throughout, wall power points. Maximum dimensions 22.81m length x 4.42m. Extends to approx 85.40 sq m (918.95 sq ft).

Kitchenette

Stainless steel sink and drainer, work surface, wall storage cupboard. Laminate floor.

Storage

Extends to approx 6.34 sq m (68.21 sq ft).

Cloakroom

Containing wash hand basin, low level WC, shower cubicle.

Outside

Two dedicated parking spaces are provided to the front of the property.

LEASE

The office rooms are available on a new effective IRI lease for a 3 year term with upward only rent reviews at the end of every third year. Guide annual rent £7,500 per annum exclusive.

USE CLASS

Within B1 planning use class.

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, gas, electricity and drainage are connected. Gas central heating. 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. The Rateable Value is £5,600 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.

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 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

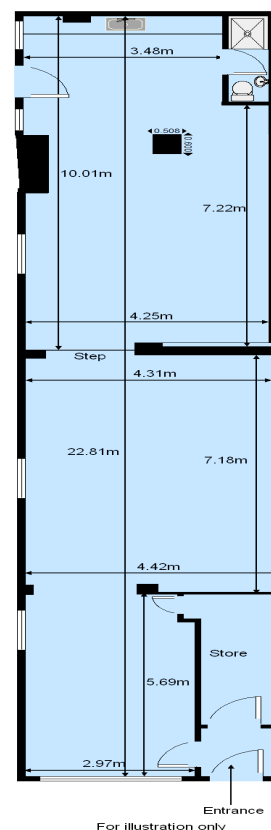


IMAGE GALLERY



Internal



Side Elevation



Internal



Front Elevation

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.