

HUDSON & CO.

KINGSBRIDGE RETAIL PREMISES 73.14 m² (787 sq ft)



77, FORE STREET, KINGSBRIDGE, DEVON TQ7 1AB

- * Good Position in a busy Market town***
- * High visitor numbers in Holiday Season***
- * Opposite Historic Shambles***
- * Close to Town Centre Car Park***
- * Well Configured Shop***

TO LET/FOR SALE

01392 477497

LOCATION: The property occupies a good position in Fore Street, opposite the historic Shambles, and close to the town centre car park which immediately adjoins a new Tesco foodstore.

The market town of Kingsbridge is situated in the heart of the South Hams, at the head of the picturesque Salcombe/Kingsbridge estuary. The town attracts high visitor numbers in the summer, and there is a diverse range of retailers in the town, Fore Street being the town's principal retail throughfare.

DESCRIPTION: The property comprises a ground floor lock up shop incorporating two display windows and a double central access door.

ACCOMMODATION: The accommodation comprises the following approximate areas and dimensions:

Retail Frontage 4.50 m (15 ft)
Retail Depth: 11.92 m (39 ft)
SALES AREA: 62.52 sq m 673 sq ft
REAR STORAGE: 10.59 sq m 114 sq ft
CLOAKROOM: W.C. and wash hand basin

SERVICES: We are informed that the property is connected to mains, electricity water and drainage.

RATES: We are advised by the Valuation Office Website that the property is assessed as follows:

Description: Retail Premises

Rateable Value: £10,500

Prospective tenants/purchasers should verify the tax and business rates payable on this property by contacting the local rating authority.

LOCAL AUTHORITY: South Hams District Council, Follatan House, Plymouth Road, Totnes Devon TQ9 5NE. **Tel: 01803 861234**

TENURE: Freehold inclusive of two flats on the upper floors that have been sold on 99 year leases each producing a ground rent of £50.

TERMS: The property is available To Let or For Sale Full details on application.

NOTE: All figures quoted are exclusive of V.A.T

EPC: TBC

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

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents

HUDSON Co.

Tel: 01392 477497

Contact: **DAVID EDWARDS / SUE PENROSE**

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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