



 Luscombe Maye
Since 1873

62a Fore Street, Kingsbridge TQ7 1PP
£6,000 per annum



Full Description

LOCATION

Located at the heart of the town centre of Kingsbridge, off White Hart Passage (between Luscombe Maye and Quay Wines) opposite Lloyds Bank in the South Hams area of South Devon.

DESCRIPTION

In the past the premises have been occupied by solicitors as office premises (70.9 square metres - 762 square feet), but offers the potential for other uses subject to planning.

TERMS

The offices are available on an internal repairing basis. The tenant will be required to contribute a proportionate percentage of the insurance for the building.

Flexible term length available.

ACCOMMODATION

All areas given below are approximate and measured in accordance with the RICS Property Measurement, First Edition, on a net internal basis.

Entrance Lobby

Slate slab floor. Fire alarm control board. Ceiling light. Smoke detector.

Disabled WC

Low level WC and wash hand basin. Heated towel rail. Slate slab floor. Extractor fan.

Office 1 - 3.45m x 3.78m (13.04 square metres)

Built in cupboards. Electric thermostatically controlled storage heater. LED ceiling lights. Smoke detector.

Passageway

Slate slab floor. Sensor ceiling lights. Built-in storage cupboard.

Office 2 - 3.13m x 3.48m (10.89 square metres)

Built-in cupboards. LED ceiling lights.

Office 3 – 3.01m x 4.90m (14.75 square metres)

Electric thermostatically controlled storage heater. Ceiling lights.

Kitchen - 3.40m x 2.57m max (8.74 square metres)

Fitted kitchen with floor and wall units, single bowl stainless steel sink unit and roll edge granite-effect worktop. Slate slab floor. LED ceiling lights. Extractor fan.

SERVICES

Mains electric, water and drainage are connected to the property. Separate meter for electric. Water is shared with Luscombe Maye and included in the rent. Gas is not connected to the property.

BUSINESS RATES

£2,750

Single unit occupiers may be entitled to 'small business rates relief' resulting in a zero bill. It is recommended that prospective tenants verify their eligibility with South Hams District Council.

VAT

The rent will not be subject to VAT.

LEGAL COSTS

The tenant will be required to pay the Landlord's reasonable legal costs in arranging a lease.

ENERGY PERFORMANCE CERTIFICATE

62a Fore Street has an Energy Performance Certificate rating of E, valid until 17 December 2030.

VIEWING

Strictly by appointment with the agents by telephoning 01548 857474.

PARKING

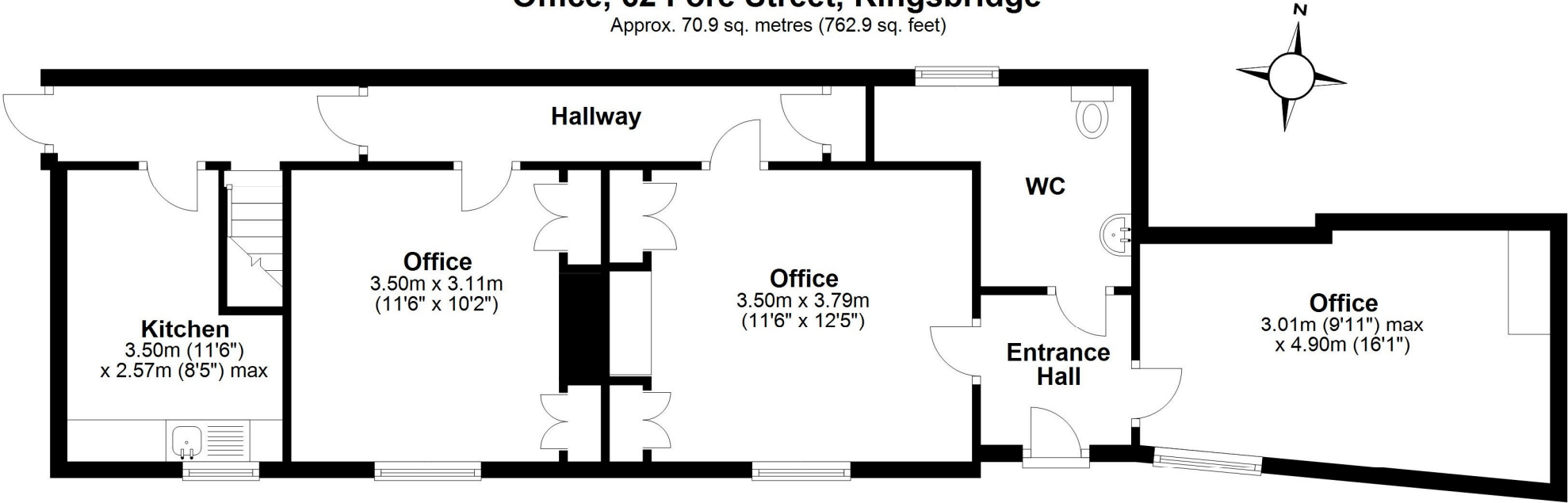
None

OTHER

Estate Agents Act 1979
Under section 21 (1) of the 1979 Estate Agents Act Luscombe Maye declare that one or more individuals of the company have a connected interest in the property.

Office, 62 Fore Street, Kingsbridge

Approx. 70.9 sq. metres (762.9 sq. feet)



01548 857474

www.luscombemaye.com

Commercial@luscombemaye.com

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 62 Fore Street, Kingsbridge, TQ7 1PP



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