

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## INDUSTRIAL UNIT, WALLINGFORD ROAD, KINGSBRIDGE, TQ7 1ND

- FOR SALE / TO LET
- INDUSTRIAL PREMISES COMPRISING STORES AND OFFICES
- OPEN STORAGE LAND
- 0.83 ACRE SITE
- UNITS EXTEND TO 14,580 SQ FT (1,355 SQ M)
- ENERGY PERFORMANCE ASSET RATING C (65)

Price on application - for sale or to let



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**LOCATION:**

Kingsbridge is a market town in the South Hams district of Devon. It is situated approximately 12.5 miles from the A38 Trunk Road which connects Plymouth (20 miles) and South Devon with the national motorway network at Exeter (40 miles). It is popular with commuters for both Cities and is situated at the head of Kingsbridge Estuary which connects with the coast via Salcombe (6 miles). The premises are located within walking distance of the town centre.

**PREMISES:**

A former agricultural supplies merchants located on a spacious site which includes 14,582 sq ft (1,355 sq m) of buildings together with open storage and parking areas.

**SCHEDULE OF ACCOMMODATION:**

- Main Building
- Retail - 5,829 sq ft (541.6 sq m)
- Storage - 1,128 sq ft (104.8 sq m)
- Offices - 1,406 sq ft (131 sq m)
- 4 Lock Up Stores - 1,023 sq ft (95 sq m)
- Lower Warehouse 5,197 sq ft (482.8 sq m)

**TERMS:**

The premises are available to let on a new full repairing and insuring lease or for sale. Rent and price on application.

**VAT:**

All prices/rentals are quoted exclusive of VAT.

**LOCAL AUTHORITY:**

South Hams District Council  
 customer.services@swdevon.gov.uk  
 General enquiries - 01803 861234

**BUSINESS RATES:**

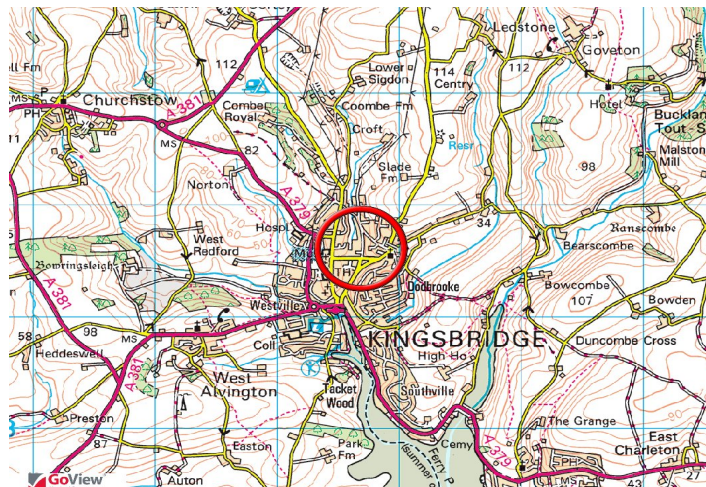
We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £67,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**SERVICES:**

Prospective owners should make their own enquiries of the appropriate statutory undertakers:  
 Western Power: 0845 601 2989  
 South West Water: 0800 169 1144

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (65).



**CONTACT INFORMATION:**

For further information or an appointment to view please contact either:-

**Tom Smith** on 01872 247013  
 Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)

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**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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