



# For Sale by AUCTION – 19<sup>th</sup> June 2024.

Viewing by prior appointment with  
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## Unit 1 & 2 The Anchor Centre, Kingsbridge, Devon, TQ7 1PJ

Two storey former bank premises with  
retail frontage

Situated on the exterior of the Anchor  
Shopping Centre

Approx 3167.85 sq ft / 294.30 sq m

In need of some refurbishment

Guide price: £235,000



## Location & Description

Kingsbridge is the shopping/business and cultural hub of the South Hams and is also an important tourist destination. The town benefits from a resident population of 5,800 and attracts consumers from the surrounding villages. The resident population increases during the summer months with an influx of tourists and second home owners. Kingsbridge is approximately 20 miles east of Plymouth, 40 miles south-west of Exeter with the Devon Expressway (A38) approximately 12 miles north-west of the subject premises.

The property is situated towards the lower end of the high street with nearby occupiers including McColls, Devon Air Ambulance, Cancer Research UK and Costa Coffee together with a number of independent traders in the Anchor Centre including Burfords Locksmith & Hardware, The Devon Back Mechanic, Anchor Sports, Save a Packet, and Bliss 4 (Hair and Beauty).

The property comprises a two storey modern end of terraced retail premises with first floor offices, staffroom and male and female WC facilities.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground Floor	165.7 sq m	1783.59 sq ft
First Floor	128.6 sq m	1384.25 sq ft
<b>Total:</b>	<b>294.30 sq m</b>	<b>3167.85 sq ft</b>

## Tenure

The property is for sale by online auction on 19<sup>th</sup> June 2024 through 24/7 Property Auctions. Please visit 24/7's website for information on the online bidding process. [www.247propertyauctions.co.uk](http://www.247propertyauctions.co.uk)



## Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £16,500. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate (EPC)

The EPC rating for the property is D80.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Ref: 14201 (May 2024)



### Plymouth Office

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