



To Let

2, Duke Street Chambers, Kingsbridge, TQ7 1HX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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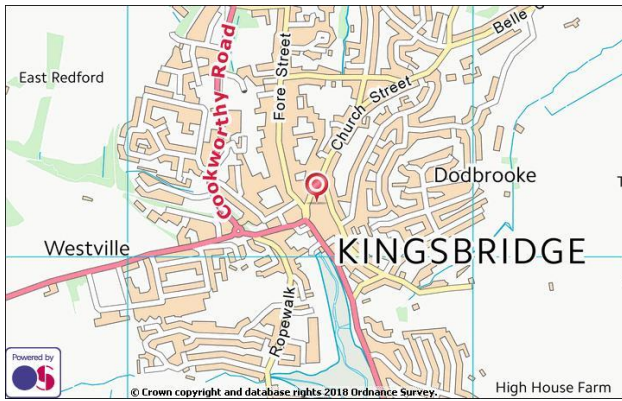
A well-presented second floor office suite

Configured as three offices and a meeting room.

Total size: 92.71 sq m / 998.00 sq ft

Shared kitchen, shower room and WC's

Asking rent: £10,000 per annum



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.

A well-presented second floor office suite located in Duke Street Chambers which is part of Duke Street Court on Bridge Street in the centre of Kingsbridge. The unit comprises of three individual offices and a meeting room. There is a shared kitchen, shower room and male/female WCs.

Accommodation

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

Total: 92.71 sq m 998.00 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £10,000 PAX.

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £13,250. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.



Energy Performance Certificate (EPC)

The EPC rating for the property is B(38)

VAT

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

Service Charge

A service charge will be payable in addition to the annual rent which is available on request.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

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: 11695 (January 2024)



Plymouth Office

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