



# For Sale

## 58 Fore Street, Kingsbridge, TQ7 1NY

Substantial four storey freehold premises

Central Kingsbridge location on Fore Street

Spacious ground floor retail space with basement storage

Two upper floors with potential to convert into residential STP

Small courtyard to the rear

Sold with vacant possession

Asking price £300,000

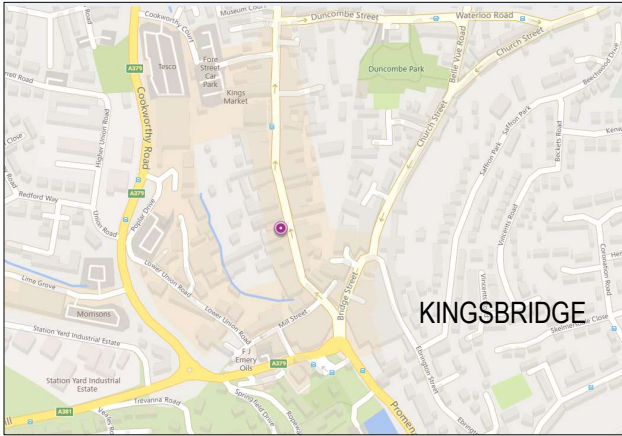
Viewing by prior appointment with  
Gavin Sagar or Chris Ryland

**(01752) 670700**

[gavins@sccplymouth.co.uk](mailto:gavins@sccplymouth.co.uk)

[chrisryland@sccplymouth.co.uk](mailto:chrisryland@sccplymouth.co.uk)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## 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-located building in the centre of Kingsbridge Town with accommodation arranged over four levels. There is a spacious retail space with basement and two further upper floors currently utilised as storage but subject to the necessary planning consents could be converted into a residential dwelling. There is a small courtyard located to the rear

## Accommodation

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

|              |             |               |
|--------------|-------------|---------------|
| Ground floor | 52.13 sq m  | 561.19 sq ft  |
| Basement     | 47.65 sq m  | 512.92 sq ft  |
| First floor  | 58.32 sq m  | 627.75 sq ft  |
| Second floor | 61.47 sq m  | 661.66 sq ft  |
| Total:       | 219.57 sq m | 2363.45 sq ft |

## Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £13,000. We recommend that you make your own enquiries into the actual liability. 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 C62



## 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

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 14970 (June 2024)



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- ii. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

### Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB

Tel: 01752 670700

Fax: 01752 221655





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