

2 Lower Union Road,
Kingsbridge, TQ7 1EF

Guide Price £175,000



A two storey light industrial unit in a convenient and central location in the town of Kingsbridge currently let under the terms of a 10 year lease from March 2017 at a rental of £6,000 per annum.



Location

The property is situated in a convenient and central location in Lower Union Road within walking distance of the Town Centre, Promenade and The Quay. The town is well represented with a range of national and independent traders including WH Smith, Boots the chemist, Peacocks and Costa.

Kingsbridge is a popular market town with a resident population of circa 6,000 with a far reach over the surrounding countryside and coast. The Harbour town of Salcombe is about 7 miles by road, Totnes with a mainline railway station about 14 miles, the City of Plymouth about 20 miles to the west and Exeter about 40 miles to the North.

Description

The property comprises a two storey light industrial unit with a roller shutter door to the front of the unit on ground floor which comprise ground floor Store Room of about 48 square metres and a staircase leads to the first floor comprising 2 Offices of about 48 square metres and a separate W.C.

Accommodation

The premises are entered through a pedestrian door from Lower Union Road frontage and comprise Store Room on the ground floor and two Offices and a separate WC on the first floor.

Amenities

The premises are within walking distance of town centre amenities.

Services

Mains electricity, water and drainage are connected.

Tenure

Freehold.

Lease

The property is offered for sale as an investment subject to the occupation of Toad Hall Cottages under the terms of a 10 year lease at a rental of £6,000 per annum exclusive from March 2017, further details can be provided by the agents on request.

Rates

The premises are occupied by Toad Hall Cottages, the owners of the neighbouring unit and tenants of Unit 2 and the joint rateable value listed on the VOA website is £12,750 for units 2 and 3.

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 in this transaction

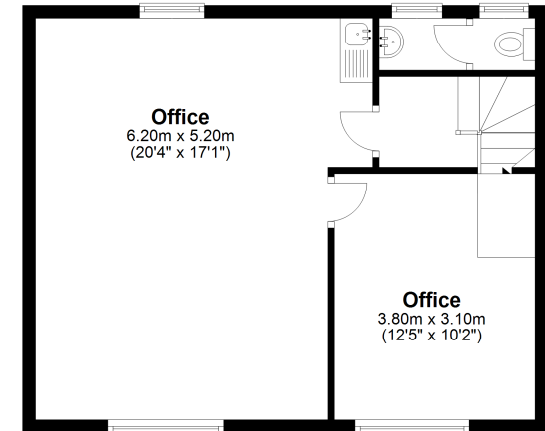
Viewings

Strictly by appointment with Sole Selling agents, Luscombe Maye, 59 Fore Street, Totnes TQ9 5NJ. Telephone: 01803 869917.

Ground Floor
Approx. 47.7 sq. metres (513.9 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 95.5 sq. metres (1027.7 sq. feet)

All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Totnes
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Luscombe Maye

Since 1873