



Luscombe Maye

Since 1873

Farthingmead, Kingsbridge

Guide Price £200,000

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LOCATION Farthingmead is situated in a convenient and central location in Lower Union Road within walking distance of the town centre, the Promenade and quay. The town is well represented with a range of national and independent shops, including TG Jones, Boots the chemist, Peacocks and Costa.

Kingsbridge is a popular market town with a resident population of about 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 Farthingmead comprises a two storey mainly stone built property with externally stone faced and rendered elevations under a pitched roof. The property is currently let on the first floor to someone trading as Two Rooms and the ground floor is let.

ACCOMMODATION The premises on the first floor are entered up steps to a pedestrian door from Lower Union Road frontage and comprises a storeroom with ample display area and WC on the first floor. The ground floor is accessed through pedestrian doors direct from Lower Union Road and the premises are currently used for storage purposes.

LEASE The property is offered for sale freehold as an investment subject to the lease on the first floor, dated 7 February 2025 for three years and ending on 6 February 2028 at a rent of £5,500 per annum payable by equal monthly instalments in advance.

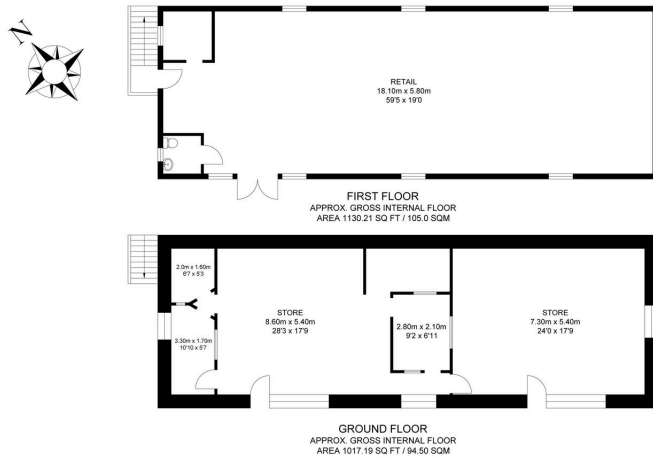
The ground floor premises are let on the terms of a lease dated 7 February 2025 for three years and ending on 6 February 2028 at a rental of £5,500 per annum payable by equal monthly instalments in advance.

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



Farthingmead, Lower Union Road, Kingsbridge, TQ7 1EF

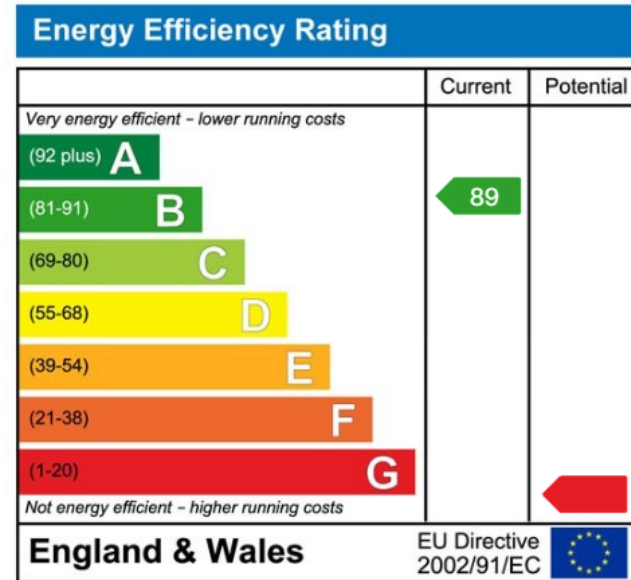
TOTAL FLOOR AREA 2147.40 SQ FT / 199.50 SQM



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

- Within walking distance of the town centre amenities
- Freehold
- Each party to bear their own legal costs in this transaction.
- Mains electricity, water and drainage are connected
- The premises have a rateable value of £7,600.
- Strictly by appointment with the sole selling agents Luscombe Maye, 62 Fore Street, Kingsbridge TQ7 1PP. Tel: 01548 857474



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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