

£260,000

FOR SALE



## 3 Bedroom Apartment & Commercial Office

- ❖ Commercial Property with 3 Bedroom Residential Above
- ❖ Development/Investment Opportunity
- ❖ Town Centre Location
- ❖ Grade II Listed
- ❖ Properties to be sold together
- ❖ Huge potential for redevelopment
- ❖ Courtyard Garden



## 107 & 107A Fore Street, Kingsbridge

### Property Summary:

An exciting opportunity to purchase two individual properties comprising a ground floor commercial space and a 3 bedroom flat above in need of refurbishment.

### About the Area:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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**The Property:**

A rare chance to purchase two freehold properties within the same Grade II listed building, offered together as an exciting mixed-use investment. The property comprises:

**Ground Floor Commercial Unit:**

The property comprises a main spacious office space with good window frontage, and internal storage. There is a kitchen area to the rear, with further WC and hand wash area. The property also benefits from access to storage in the garden for the flat above.

The unit is being sold with vacant possession but has recently had a long term tenant move out achieving a £10,000 per annum rental.

**Self-Contained First Floor Flat:**

Situated above the commercial premises, this is a spacious property with heaps of potential. Subject to planning, this 3 Bedroom apartment could have an additional bedroom added into the attic space or even be converted into two separate dwellings.

Access to the property is from the Fore Street where there is an alley to the front door.

Stairs lead up to the first floor landing which is a bright space and access to all rooms. There is a large living room with sash window to the front elevation and built-in fireplace.

The kitchen is a good size and has the potential to have plenty of workspace and the bathroom has a bath with shower over, toilet and hand wash basin all of which are in need of replacing.

There is a good sized double bedroom on this level also with window to front elevation.

Ground floor access with stairs to second floor.

**Second Floor:**

The stairs lead to a landing with window which leads to all rooms and stairs to the attic space.

There are two large double bedrooms, both with built-in storage, and views. The bedroom to the rear elevation has a cupboard housing the hot water tank.

Further stairs lead to the attic space.

**Attic Space:**

The attic space is a spacious area with a skylight to bring in natural light. There is plenty of storage in the eaves and the potential to turn this into habitable room (subject to planning).

Outside is a small courtyard garden. Please note that the ground floor premises currently has a right of access to a store which is located in the garden.

**Please Note:**

Although the shop and flat each have their own freehold title, the vendors have confirmed that they wish to sell the two properties together as one transaction, rather than individually.

**Further Information and Services:**

**Tenure:** Both properties are freehold. As the commercial and residential elements are held on separate titles, buyers should be aware that this may affect mortgage availability. The purchase may therefore be more suited to cash buyers. We strongly recommend that any interested parties seek independent financial and legal advice before proceeding.

**Construction:** Both properties are standard construction

**Services:** Mains electricity, gas, water and drainage.

**Broadband Speeds:** Superfast up to 80Mbps (Ofcom)

**EPC:** Flat - G. Commercial Space – C

**Council Tax** - Flat B

**Planning and Use Class for Commercial Space – E**

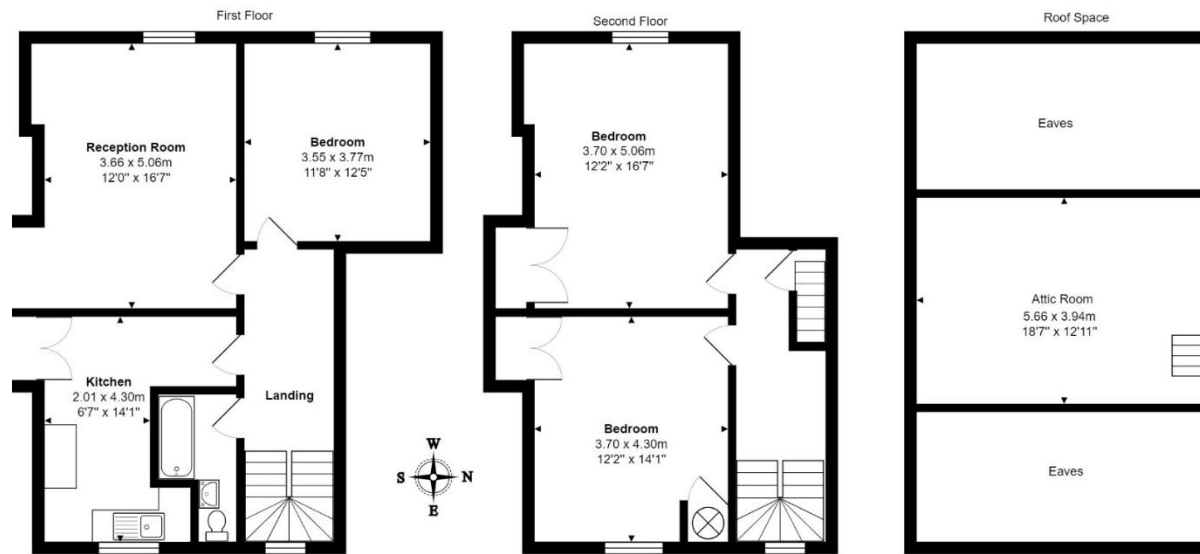
**Business rates-** From the Valuation Office Agency Website. We understand from the current rateable value is £7,600 per annum. The premises is entitled to Small Business Rate Relief having a rateable value of £12,000 or less.

**Viewings-** Strictly by appointment only

**Legal costs-** All parties are responsible for paying their own legal costs.

*IMPORTANT NOTICE: We would like to inform prospective buyers that these particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Kingsbridge Estate Agents, nor any of its employees, have any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF KINGSBRIDGE ESTATE AGENTS LTD.*

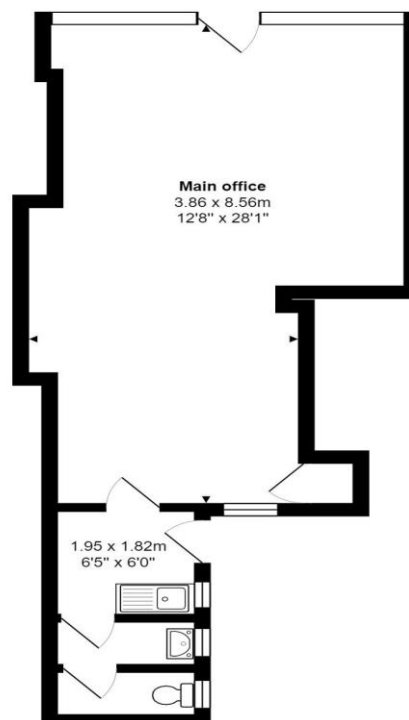
## Floorplan – Apartment



All measurements are approximate and for illustrative purposes only

Total Area: 164.1 m<sup>2</sup> ... 1767 ft<sup>2</sup>

## Floorplan – Office Space



Total Area: 45.4 m<sup>2</sup> ... 489 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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### EPC – Apartment

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

### EPC – Office Space

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	3	
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	