



113 FORE STREET KINGSBRIDGE

£1,350 Per

A commercial space available to let now



- Available now for lease • Kitchenette • Two W/Cs • Small courtyard at the rear • First floor open-plan office • Located on Fore Street, Kingsbridge

Nestled in the heart of Kingsbridge on Fore Street, this versatile property presents an excellent opportunity for those seeking a unique space. Formerly an office for an estate agency, this property boasts three well-appointed rooms, making it suitable for private offices.

Upon entering, you are greeted by a welcoming lobby area that previously accommodated three desks, ideal for a reception or greeting space. Beyond this, you will find an additional area that can comfortably house two to three desks, perfect for collaborative work. Adjacent to this space is a meeting room, providing a private setting.

As you continue through, you will find another area with a desk, along with a private office. The kitchenette, equipped with plenty of cupboard space, a basin and water tap and two WCs. A door leads to a small courtyard at the rear, offering a pleasant outdoor space.

On the first floor, an open room awaits, designed to accommodate three desks, making it an ideal workspace for a small team. This property is available now, presenting a rare chance to secure a flexible space in a prime location.

Business rated- From the Valuation Office Agency Website. We understand from the current rateable value is £12,250 per annum. Although this is for its current use, it will need to be reassessed if there is a change of use.

EPC- 56 C

Lease length- TBC Please contact us for further information.

IMPORTANT NOTICE: We would like to inform prospective lessees that these rental 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 Charles Head, nor any of its employees, has 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 rent, 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 CHARLES HEAD.**







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

EPC Rating: **Council Tax Band: Exempt**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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