



37 FORE STREET KINGSBRIDGE

£100,000
LEASEHOLD

A commercial shop prominently positioned in the centre of Kingsbridge high street. Retail space, w/c and kitchenette. EPC-D



- Prominently positioned on Kingsbridge High Street • Premises will be empty • EPC D • Great investment

The Property- Step into an exciting commercial opportunity accessed via Fore Street. The premises offers a W/C, Kitchenette and retail area. The Bakehouse is currently relocating to a larger premises.

The premises also benefits from a shared garden which is for recreational purposes and can be enjoyed by staff. With its prominent street level entrance and strategic location, this property presents an enticing prospect for businesses seeking a distinctive and accessible setting in the heart of town.

Location- Kingsbridge is a charming market town nestled in the scenic South Hams district of Devon. Visitors and residents alike appreciate Kingsbridge's vibrant community, which offers a delightful array of independent shops, cafes, and restaurants. The premises are located in the centre of the market town of Kingsbridge. Close by there is a mixture of national chains including Costa Coffee, T G Jones, Morrisons Daily and a number of independent retailers. There is plenty of parking on the high street or in nearby public car parks and the shop is situated on a main bus route. Kingsbridge has a resident population of some 6,000 with a hinterland of villages and rural communities regularly using the town which increases this figure to almost 20,000. This is further increased by holiday makers and visitors to the South Hams Area of Outstanding Natural Beauty with its coasts and beaches. Plymouth is 18 miles, Exeter 38 miles, Totnes 11 miles, Salcombe 7 miles.

Tenure- Leasehold of 999 years starting from 1998.

Services- Mains electricity, water and drainage.

EPC- 92

Planning and Use Class- The property is Grade II Listed. Planning within E Class formerly known as A1.

Maintenance fees - A ratio of 25% for the building and 12.5% for the shared garden.

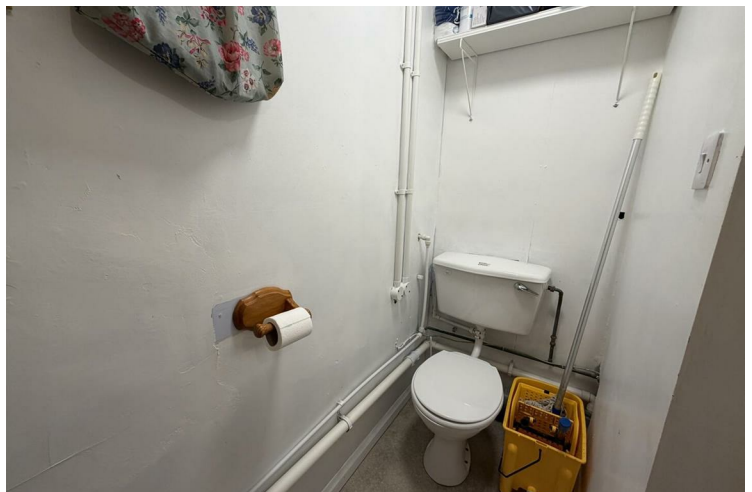
Ground rent- £5 per annum.

Planning and Use Class- The property is Grade II Listed. Planning within E Class formerly known as A1.

Business Rates- From the Valuation Office Agency Website. We understand from the current rateable value is £7,900 per annum. Although this is for its current use, it will need to be reassessed if there is a change of use. The premises is entitled to Small Business Rate Relief having a rateable value of £12,000 or less.

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

IMPORTANT NOTICE: We would like to inform prospective purchasers/tenants that these sales/lettings 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





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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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