



# To Let

## 3 Kings Market, Kingsbridge, TQ7 1PR

Viewing by prior appointment with  
Chris Ryland or Gavin Sagar

**(01752) 670700**

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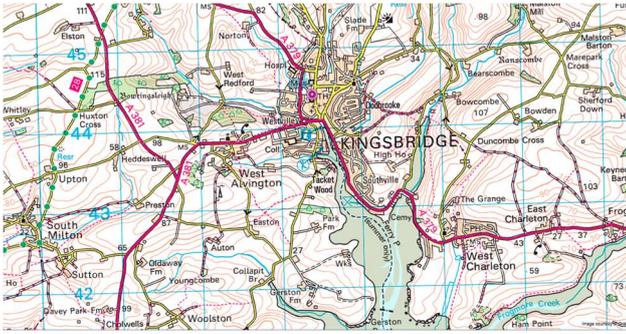
Modern contemporary styled office unit

Situated within Kings Market just off Fore Street

Centrally located with the public car park adjacent

Total unit size: 48.81 sq m / 525.39 sq ft

Asking rent: £6,000 per annum



## Location

Kingsbridge is the shopping/business and cultural hub of the South Hams and is also an important tourist destination. The town benefits from a resident population of 5,800 and attracts consumers from the surrounding villages. The resident population increases during the summer months with an influx of tourists and second homeowners. Kingsbridge is approximately 25 miles east of Plymouth, 40 miles south-west of Exeter with the Devon Expressway (A38) approximately 12 miles north-west of the subject premises

## Description

A modern contemporary styled office suite accessed via two double glass doors which provide access to an open plan office area with kitchenette and WC located immediately off. Kings Market offers a central position in the centre of Kingsbridge town.

## Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Open plan office	43.06 sqm	463.57 sq ft
Kitchenette	2.10 sq m	22.65 sq ft
Disabled WC	3.65 sq m	39.37sq ft
Total:	48.81sq m	525.39 sq ft

## Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is £6,000 PAX

## Service Charge

A service charge is payable in addition to the annual rent. Full details available on request.

## Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £6,000. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).



## Energy Performance Certificate (EPC)

The EPC rating for the property is C(56)

## 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 incurred in the transaction.

## Other

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Ref: 15772

Feb 2026



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The Old Harbour Office  
Guys Quay, Sutton Harbour  
Plymouth, PL4 0ES  
Tel: 01752 670700



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