



97 Fore Street, Kingsbridge, Devon, TQ7 1AB

# For sale

Viewing by prior appointment  
with Damian Cook MRICS

**(01392) 202203**

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Investment property for sale

Ideal SIPP purchase

Well located in Fore Street

Virtually opposite the towns main car park

Manageable lot size

No VAT

Price: £75,000

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Attractively situated retail premises well-located in Fore Street and within easy reach of the public car park near Tesco.

Kingsbridge is an attractive market town in South Devon with a resident population of approximately 6,000. In the summer months Kingsbridge benefits from a large influx of tourists and second home owners.

## Description

The property comprises ground floor retail and ancillary lower ground floor accommodation being part of a larger period Grade 2 Listed property known as 95-97 Fore Street, Kingsbridge. The remainder of the property comprises one retail unit and 6 self-contained flats above all sold off on long leases. The property was re-roofed approximately 6 years ago.

## Accommodation

The property comprises the following approximate floor areas:-

Ground floor retail:	185 sq ft / 17.23 sq m
Lower ground floor:	276 sq ft / 25.74 sq m
<b>Total:</b>	<b>461 sq ft / 42.97 sq m</b>

## Tenure

The premises are held on the remainder of a 999 year long lease that commenced 25th March 1986 (Registered Title No. DN224034).

The long leaseholder is responsible for paying a fair proportion of buildings maintenance and insurance administered through a service charge management company.

## Tenancy

The property is let to an individual trading as Kings Vapor for a term of 6 years to 31st December 2024 at a rent of £7,250 per annum with a tenants option to break and rent review on the 3rd anniversary of the term. The tenant is responsible for payment of a fair proportion of buildings maintenance and insurance.

Rent payment history can be provided upon request.

## Rateable value

Rateable value: £4,550.

## Proposal

We have been instructed to arrange a sale of the long leasehold interest in the property at a price of **£75,000** subject to contract. This figure will show an investor a return of **9.50%**.

## Energy Performance Certificate (EPC)

TBA.

## VAT

The property has not been elected to charge VAT.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

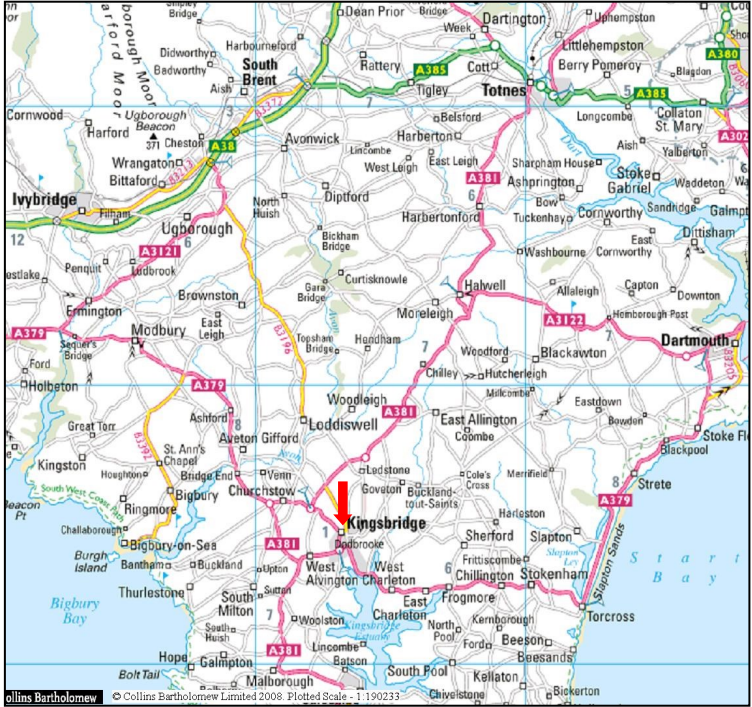
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Damian Cook MRICS  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)





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