



For sale / May let

Viewing by prior appointment
with Jonathan Ling/Gavin Sagar

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24 Fore Street, Kingsbridge, Devon, TQ7 1PG

Freehold building, with vacant possession of shop

Prime visible corner position

Ground floor area: 879 sq ft / 81.7 sq m

100% Business Rates relief

Freehold for sale: £115,000

(May let - contact the agents for details)

Location

The property is situated in a prominent and highly visible corner position at the lower end of Fore Street within the town centre. The town is well represented with a number of national and independent traders including WHSmith, Boots the Chemist, Peacocks, Herring Shoes, Beacon Electrical, Peter Betteridge Beds & Furniture together with Devon Air Ambulance and Oxfam. The town also benefits from a number of coffee shops, cafes and restaurants including Costa Coffee.

Kingsbridge is the most southerly market town in Devon and has a resident population of circa 6,000 with a surrounding population catchment area of approx 18,000. Plymouth is some 20 miles to the west and Exeter 38 miles to the north.

Description

The property occupies a prominent corner position, and comprises a ground floor retail shop with rear store and WC. The upper floors are slate-hung and comprise a separately-accessed maisonette.

The shop has a period glazed shop front with canopy above, and stone internal walls with alcoves forming attractive features. The fit-out also includes retail display boarding to part, suspended ceilings with recessed lighting to part, and electric heater over the entrance door.

Accommodation

The ground floor accommodation provides the approximate dimensions and floor areas:

Retail sales:	692 sq ft /	64.29 sq m
Rear store:	187 sq ft /	17.37 sq m
Net total:	879 sq ft /	81.66 sq m

Tenure

The property is offered by way of a sale of two interests:

1. The freehold of the whole building, the ground floor shop and the upper floors being sold off by way of long leases, and:-
2. The long leasehold interest in the ground floor shop, which is for a term of 999 years from 12th June 1989 by way of a peppercorn rent.

Together, these two interests provide the purchaser with vacant possession of the shop on a freehold basis.

Terms

The freehold and long leasehold interests above are offered together at a price of **£115,000**.

Alternatively the property may be available to let. Contact the agents for further details.

Business Rates

Rateable value: £10,250.00

Rates payable: For the period 6th April 2020 to 5th April 2021 premises with a rateable value of £51,000 or less will qualify for 100% Business Rates Relief.

Planning

The property's most recent use was as a retail shop (Use Class A1). Other uses may require planning consent, and you are advised to make your own enquiries of the planning department at East Devon District Council.

VAT

VAT is not chargeable.

Viewing & Further information

Strictly by appointment through the sole agents:

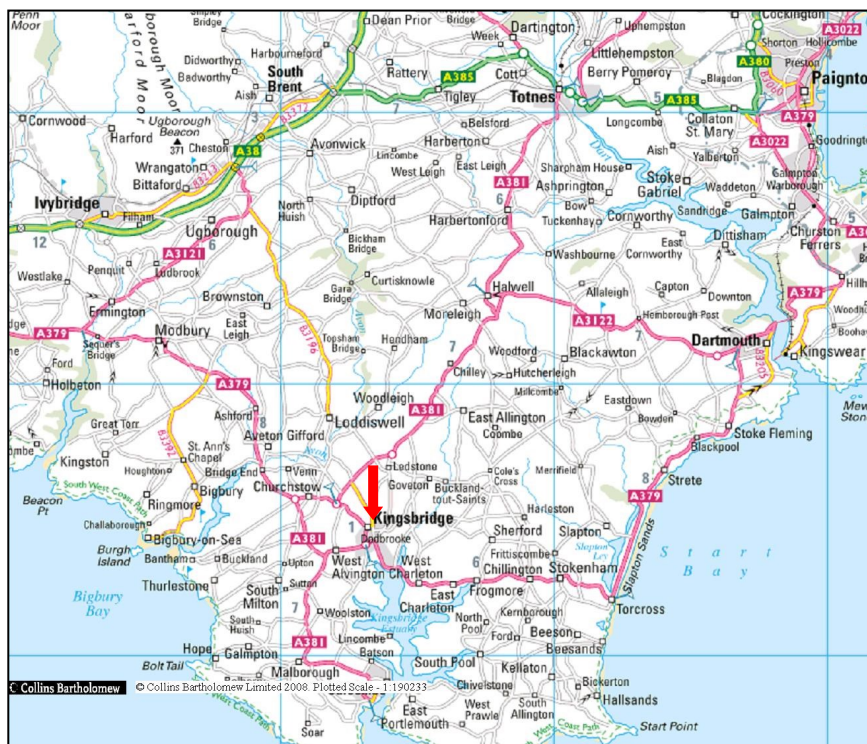
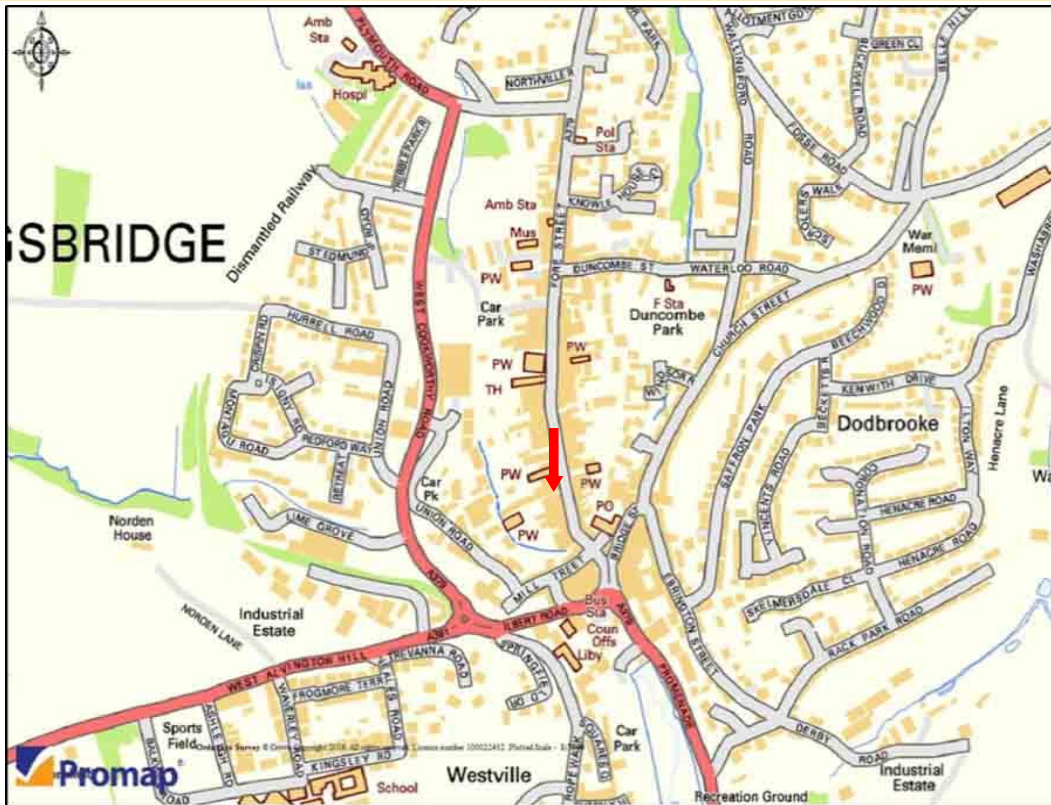
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