



- Prime location with great kerbside appeal
- All year round trading
- Versatile premises

- High foot traffic area
- EPC D
- Available end of July

£875 pcm

The premises- As you step inside, you'll immediately notice the expansive open space, bathed in natural light streaming through the generous shop window. This inviting area is perfect for showcasing products and creating an engaging customer experience. Moving through the property, a corridor guides you to a series of functional spaces. First, you'll find a practical store room, ideal for additional storage or stock management and a w/c. The kitchen, efficiently designed and spacious enough for daily operations, supports the needs of any small business. Towards the rear of the property, you'll discover a substantial store room. This large space offers ample room for inventory, equipment, or even a workshop area, depending on your business requirements. With the property set to be vacated soon, it presents a blank canvas, ready for the next tenant to tailor it to their specific needs and vision

Location-Kingsbridge is a charming market town nestled in the scenic South Hams district of Devon. Visitors and residents alike appreciate Kingsbridge's vibrant all year round community, which offers a delightful array of independent shops, cafes, and restaurants. The premises are located in the center of the market town of Kingsbridge. Close by there is a mixture of national chains including W.H. Smith, Costa and Morrisons Daily along with a number of independent retailers with the added bonus of the town cinema next door. 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. Salcombe, Thurlestone and Hope Cove are all only a 15 minutes drive away with Plymouth only 18 miles, Exeter 38 miles, Totnes 11 miles and Dartmouth 12 miles.

Accommodation provides-

- Open retail space
- Store Rooms
- Kitchen
- W/C

Lease terms- Fully repairing internal lease with 3 year break clause

Services- Mains electricity, water and drainage

Planning and Use Class- E

Business rates- From the Valuation Office Agency Website. We understand from the current rateable value is £7,800 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.

Viewings- Strictly by appointment only

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

Directions- From our office turn left walking down the High Street. The property will be on the right.

EPC- D (87)

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