



- Prime central location with great kerb side appeal
- Light and spacious
- Versatile premises

- All year trading in market town of Kingsbridge
- EPC- B
- Modern decor

£925 pcm

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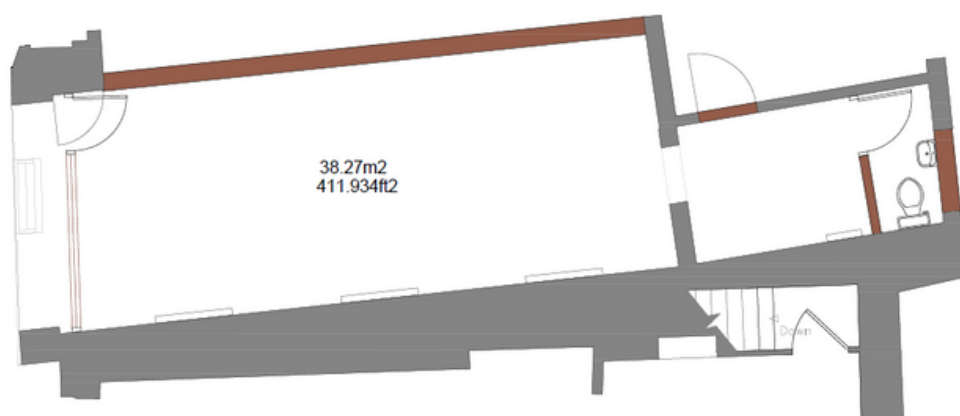
www.charleshead.co.uk  
113 FORE ST, KINGSBRIDGE TQ7 1BG

The premises- Discover a newly renovated retail space that seamlessly marries historic elegance with modern functionality. The property features an open retail space, an office/storage area and a W/C, ensuring practicality for daily operations. Its original sandstone facade exudes timeless appeal, while the new plate glass window floods the interior with natural light. Additionally, a gallery hanging system is already installed, perfect for showcasing merchandise or artwork. This versatile space is poised to accommodate a variety of retail endeavors.

Location-Kingsbridge is a vibrant market town in Devon's South Hams district, known for its independent shops, cafes, restaurants, and a mix of national retailers. With plenty of parking, a main bus route, and a local cinema, the town serves its 6,000 with a hinterland of villages and rural communities regularly using the town which increases this figure to almost 20,000.

Popular destinations like 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.

Total Approximate Area: 411.934 sq ft  
38.27 sq metres



Accommodation provides-

- Open retail space
- Office/Storage Area
- W/C

Lease terms- Fully repairing 6 year lease with a 3 year break clause.

Services- Mains electricity, water and drainage. Electric Heating

Planning and Use Class- E

Business rates- From the Valuation Office Agency Website. We understand from the current rateable value is £6,200 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. 91 Fore Street is a short distance from the office on the left side.

EPC- B (33)

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