

THE GENERAL STORE

20 FORE STREET, KINGSBRIDGE, DEVON TQ7 1NZ



PROPERTY SUMMARY

- Offers in region of £165,000.
- Prominent Retail Premises in the Heart of Kingsbridge.
- The property is a "Owner Occupier" refurbishment project with 'hope value' of additional accommodation on uppers, subject to consent.
- 825 sq ft (76.63 sq m).
- New felt and battened tiled roof
- 2 new conservation grade Velux roof lights.
- New plastered and painted ceilings and internal rear wall.

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LOCATION

The town of Kingsbridge, which has a resident population of approximately 4,300, is situated some 12 miles south west of Totnes and 18 miles south east of Plymouth.

Road access to Kingsbridge is principally via the A379 linking with Plymouth & Totnes. Access to the A38 dual carriageway is available at Buckfastleigh, approximately 18 miles from the town.

The property is situated approximately a quarter of the way up Fore Street on the left hand side of the one way road within the principal shopping street. The town centre has a good mix of retail and local facilities and as a town has a very low level of retail vacancy in the centre.

DESCRIPTION

The property comprises a grade 2 listed ground floor retail unit with a first floor office, WC and separate kitchen. The property is a mid-terrace 2 storey building constructed of stone masonry elevations with wooden casement windows beneath a pitched tile covered roof. To the front is a plate glass display frontage and separate door providing the only access into the property.

The internal accommodation is DDA Compliant with access to front of shop off of Fore Street and includes retail accommodation to the front with a timber effect floor covering, plastered and painted walls and ceiling with spot lights. The first floor provides office and welfare accommodation. Part of the first floor is a flying freehold over the access way to the adjoining premises. There is a fire exit from first floor across the roof and down a ladder to the access way mentioned above.

ACCOMMODATION

Description	Sq ft	Sq m
Ground Floor - Retail	427	39.66
First Floor - Ancillary	398	36.97
Total	825	76.63

ITZA – 346 sq ft (32.14 sq m)

All measurements are approximate Net Internal Areas.

SERVICES

We are advised that mains electricity, water and foul drainage are connected to the premises. We confirm

that we have not tested any of the service installations and any prospective occupier must satisfy themselves independently as to the state and condition of such items.

The purchaser to install a new independent boiler / heating system.

USER

The premises currently has A1 retail planning consent under the Town & Country Planning Use Order Act (Amendment) 2010.

PROPOSAL - SALE

Offers are invited in the region of £165,000.

BUSINESS RATES

Enquiries of the Valuation Office Agency website advises that the property is listed as:

Description:	Shop and premises
Rateable Value:	£7,200

LEGAL COSTS

Each party to bear their own legal costs involved in the transaction.

EPC

104 E

VAT

The property is not elected for VAT so none is payable on the sale.

Note

- 1 As a condition of the sale the purchaser is to disconnect and isolate the heating to the two radiators supplied by the adjacent property.
- 2 The entrance way to Bartons solicitors and the right of way from the property to it will be excluded and extinguished from the Title on sale.
- 3 The Sale will be subject to a restrictive covenant preventing the use of the property for legal services.

AML ANTI MONEY LAUNDERING

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

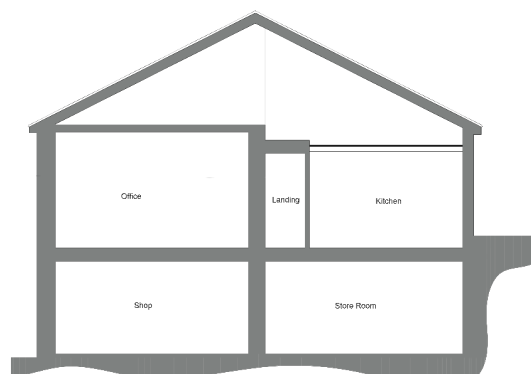
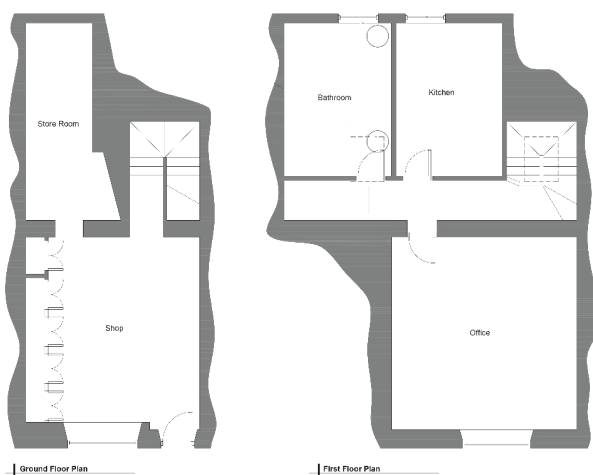
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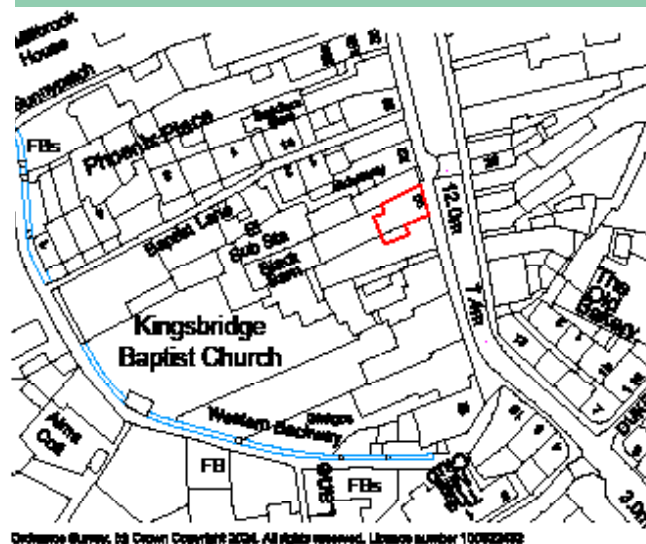


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SITE PLAN



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VIEWING & FURTHER INFORMATION

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