



CHARLES HEAD

EST.1902

EXPERTS IN PROPERTY



Former Coast Bar and Nightclub

- Substantial former trading Nightclub
- Freehold
- 7,529 sq ft (700 sq) over 3 floors with ample parking
- Site Re-development opportunity STP
- Refurbishment and add on new-build for owner occupier / developer STP

Lower Union Road, Kingsbridge, TQ7 1EF

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Ground Floor



First Floor



Second Floor

Location

The highly desirable and sought-after market town of Kingsbridge is located at the head of the Salcombe estuary. Kingsbridge is positioned perfectly in the beautiful South Hams, an 'Area of Outstanding Natural Beauty', and provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling, and churches. Lower Union Road is located within the town centre and is known to accommodate the majority of restaurants in the town.

Description

The property comprises a substantial former nightclub with fitted bar, dance floor, lounge, reception kitchen and rest rooms. The Uppers are currently accessed by an integral stairwell to storage and residential accomodation and a second floor flat. External stairs to rear garden area and yard.

Services/ Miscellaneous

The owner of the adjacent yard has a right of way over the yellow coloured land. We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries .

Some parts of the property have been damaged by a burst water pipe.

Accommodation

All areas are approximate and measured in accordance with the RICS Property Management (2nd Edition) on a Gross internal basis.

	Sq Ft.	SQ M
Ground Floor Nightclub	4,127	411
First Floor Storage / Flat	2013	187
Second Floor Flat	1389	129
TOTAL	7,529	700

Business rates/council tax

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the last listed Rateable Value was £20,250 therefore making the approximate Rates Payable £10,125 pa for 2023/24. The property has since been de-listed as it has not traded for a period. Interested parties are advised to confirm the rating liability with South Hams District Council.

EPC

To follow

Planning/development Potential

The vendor commissioned plans from an architect and the services of planner in a pre-app with SHDC to consider the redevelopment options. The synopsis for the premises and site is that, subject to planning, a mixed use scheme would be acceptable with the existing building being partially demolished (conversion preferred) to have on the site -

- 4 X 2 bed flats of 55 sq m with Ground floor storage
- 1 X newbuild commercial Unit at entrance of 53 sq m with arch entrance
- 2 bed flat over commercial unit of 60 sq m
- Approx 115 sq M of additional commercial (office) floorspace
- 4 X 3 storey town houses of 148 sq m on the land to the side of the existing building.

The site mostly falls within Flood Zone 3 so a sequential test may be required.

Information room

A link to a Share-file / drop box is available to interested purchasers by email request.

Proposal

The property is available as is on a Freehold Unconditional basis – Guide £700,000, subject to contract only.

VAT

The property has not been elected for VAT and therefore VAT will not be charged on the price. Under the Finance Acts 1989 and 1997, VAT will be levied on the sale. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

Legal fees

Each party to bear their own legal fees.

Control of Asbestos

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Rossiter Property Consultants and accordingly we recommend you obtain advice from a specialist source.



Subject to contract

Rossiter Property Consultants is a Limited Liability Company trading as Rossiter Property Ltd and registered in England and Wales. No 12999904. Registered office Michael House, Castle Street, Exeter EX4 3LQ.

Money laundering regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Rossiter Property Consultants requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations

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Viewing arrangements

Strictly by appointment only

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DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.

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