

# WATERSIDE GARAGE

KINGSBRIDGE, DEVON TQ7 1JZ



## PROPERTY SUMMARY

- Prominent Garage, Showroom or Trade Counter
- Redevelopment or Investment opportunity
- Offers In Excess of £300,000

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## LOCATION

The town of Kingsbridge, which has a resident population of approximately 4,300, is situated some 12 miles southwest 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 centre

Kingsbridge has a good mix of retail, office and industrial property and local facilities and as a town has a very low level of business space vacancy.

## DESCRIPTION

The property is situated in-between the residential apartments of Crabshell Heights and Jewsons with a direct frontage to Embankment Road and views out over the car park of the Crabshell Pub to the Kingsbridge Estuary.

The property itself is of a pitched steel lattice roof construction with what is thought to be a chrysotile asbestos sheet roof incorporating plastic sheet translucent panels. The walls are block with rendered externals and incorporating steel casement windows. The warehouse has ceiling mounted halogen spot down-lights.

The premises is arranged as a semi detached Garage/repair premises with a small trade counter and raised platform unloading area along with a WC and then upstairs to a rear First floor office/kitchenette and store area, Fire exit to side.

Externally there is forecourt car parking area for 3 to 4 cars . A side access road leads to the rear attached storage premises and there is a Public Footpath to the residential area behind.

## REDEVELOPMENT POTENTIAL /INVESTMENT

Subject to Planning approval the site would be suitable for a 3 storey, 2 flat (3 bed) scheme with undercroft Car Parking. Details available of a previous proposed but un-submitted architect designed scheme, to interested parties. The property has been consistently leased over the years at £1,450pcm - £17,400 pax.

## SERVICES

We are advised that mains electricity, water and foul drainage are connected to the premises. No Gas. We confirm that we have not tested any of the service installations and any prospective occupier or buyer must satisfy themselves independently as to the state and condition of such items.

## ACCOMMODATION

Warehouse, raised loading area and first floor  
Total – 204 sq m ( 2190 sq ft).

The property has been measured on a Gross Internal Area (GIA) basis.

USE – Class - Industrial, Garage, employment.



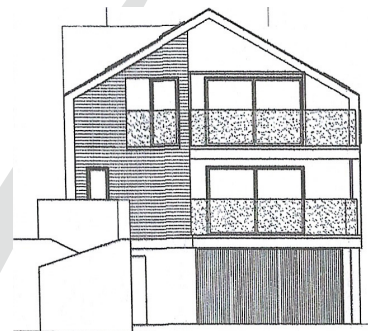
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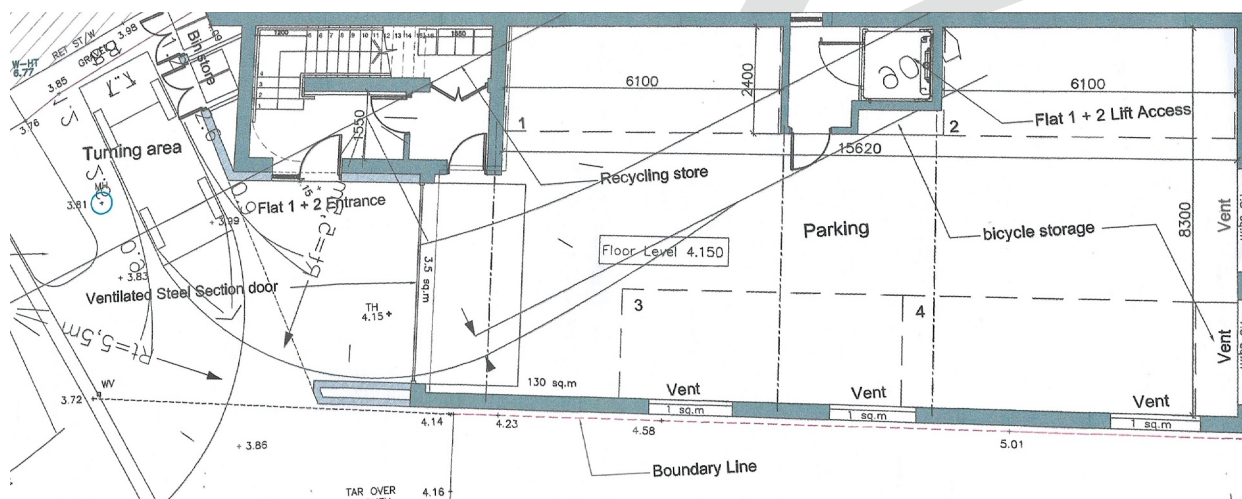
SIDE ELEVATION



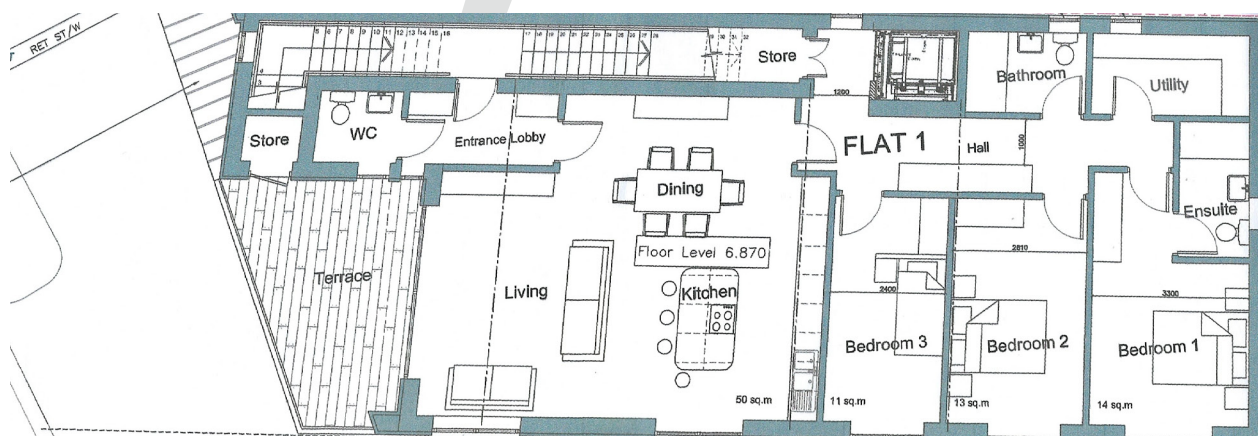
FRONT ELEVATION



GROUND FLOOR PLAN



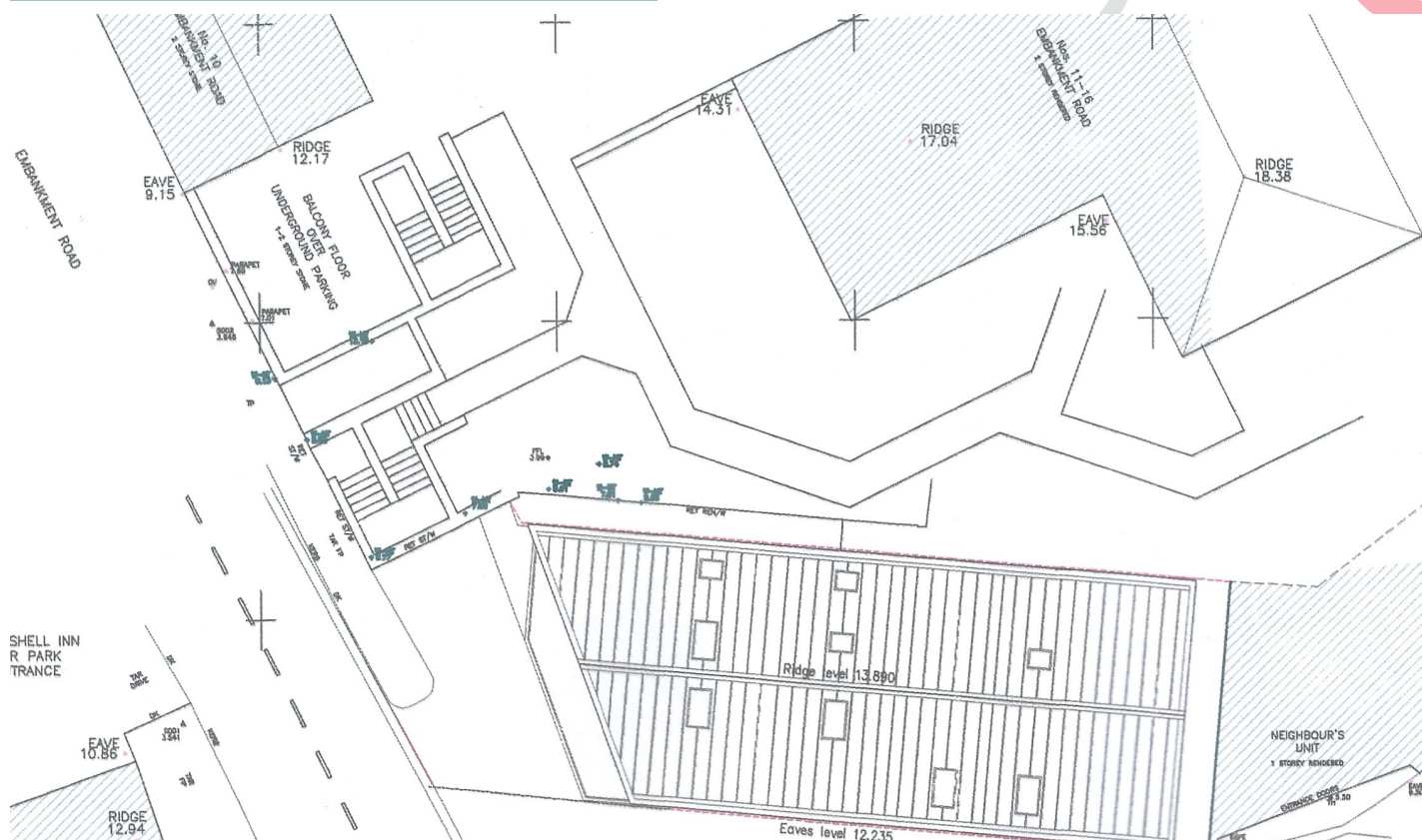
FIRST FLOOR PLAN



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## FLOOR PLAN



## BUSINESS RATES

The property is assessed at RV £11,250.  
Exemption or small business rate relief may apply.

## EPC

115 E

## TENURE

Freehold - DN129591.

## PROPOSAL

The Freehold of the property is available at Offers In Excess of £300,000.

## VAT

The property is not VAT registered so will not be payable on the sale Price.

## LEGAL COSTS

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

## AML ANTI MONEY LAUNDERING

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



## VIEWING & FURTHER INFORMATION

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