



- Prime central location with great kerb side appeal
- Light and spacious
- Perfect for a culinary venture

- All year trading in market town of Kingsbridge
- EPC- D
- Plenty of storage space

£750 + VAT pcm

kingsbridge@charleshead.co.uk

www.charleshead.co.uk

01548 852352

113 FORE ST, KINGSBRIDGE TQ7 1BG

The premises- This prime property features a spacious entrance with a large waiting area, ideal for setting up a few small tables for customers. Beyond the welcoming foyer is a fully equipped commercial kitchen, designed for efficient food preparation and service. Towards the back, you'll find ample storage space and restroom facilities, making it a practical choice for continued takeaway operations or a new culinary venture. Don't miss your chance to step into this thriving location!

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.

Accommodation provides-

- Foyer
- Commercial Kitchen
- W/C
- Store Cupboards

Lease terms- Fully repairing 6 year lease with a break clause and rent review at 3 years.

Services- Mains electricity, water, gas and drainage.

Service Fee: Approx. £523.00 + VAT annually

Deposit- 3 months rent + VAT

Planning and Use Class- E and Sui Generis

Business rates- From the Valuation Office Agency Website. We understand from the current rateable value is £9,800 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.

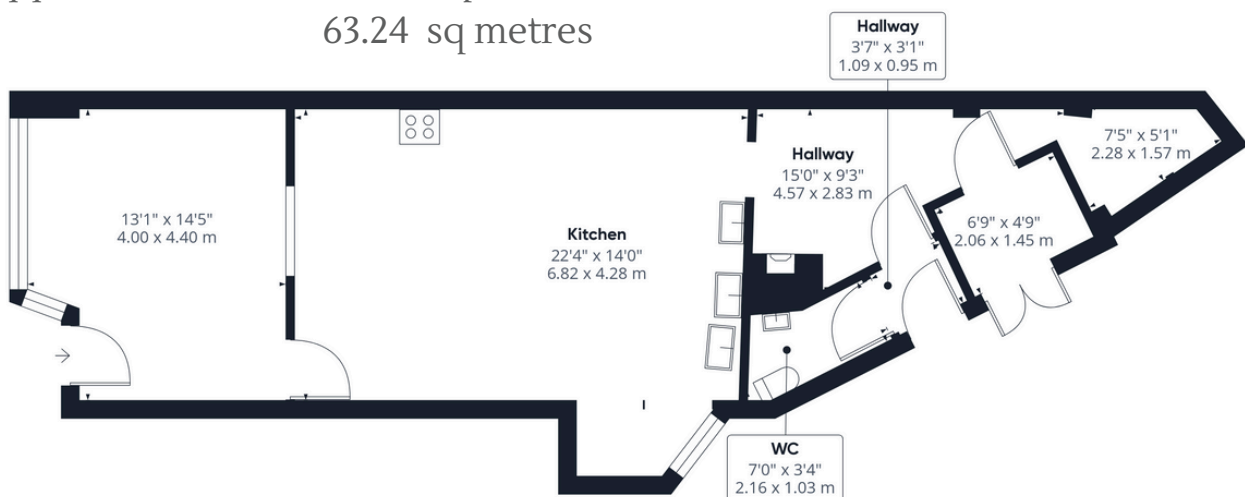
Viewings- Strictly by appointment only

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

Directions- From our office turn left walking down the High Street. 61 Fore Street is a short distance from the office on the left side.

EPC- D (89)

Total Approximate Area: 680.71 sq ft
63.24 sq metres



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