



CHARLES
HEAD



16 FORE STREET

Kingsbridge, South Devon

£339,950 Freehold

01548 852352

kingsbridge@charleshead.co.uk
charleshead.co.uk

An impressive freehold double fronted Grade II Listed retail shop with spacious residential accommodation over, together with a large stone walled rear garden.

Located in the very best trading area of this busy Market Town and with a high footfall. With full vacant possession this property provides a blank canvas for any new owner to create tailor made retail/restaurant/commercial property with extensive and adjustable accommodation on the first, second and third floors.

The property is mid-terrace with a dressed stone elevation under a slate roof.

The accommodation provides:

Ground Floor

The shop has two distinct but intercommunicating halves the sizes of which are Front Zone A, 28' x 15'7" 436 SQFT. Right hand side. Middle sectioning 14'11" x 7'9" = 116 SQFT. Rear Section 18'3" x 6'4" = 115 SQFT. Left hand side middle section 14'5" x 11' = 158 SQFT. Rear section 49' x 13'6" = 661 SQFT. In total some 1,486 SQFT.

Central Inner Hall, with lovely flagstone flooring and a large under stairs storage cupboard.

First Floor

Bathroom (on half-landing), with basin, bath and WC.

Landing

Sitting Room 16'3" x 14'2", a lovely room with two windows, two period curved back inset ornamental recesses. Tiled fireplace.

Bedroom 14'4" x 12'3", with two recessed cupboards.

Bedroom 14'6" x 7'10", with window seat.

Bedroom 14'5" x 11'10", with window seat and fireplace.

Second Floor

Half-landing, with Shower Room, with basin and WC.



Landing

Bedroom 14'6" x 12'4", with a cast iron Victorian fireplace, two recessed cupboard and a pleasant westerly aspect.

Bedroom 14'6" x 12'7", with a window seat, two recessed cupboards and a Victorian cast iron fireplace.

Bedroom 14'10" x 8'3", with two recessed cupboards and a pleasant westerly aspect.

Kitchen/Dining Room 14'7" x 16'6", with two windows and window seats. Fitted electric oven and ceramic hob. Inset stainless steel sink, range of cupboards and wall cupboards.

Third Floor

Large Attic Room approx 29'10" x 17', and a ceiling height of 6'6".

Outside

Rear garden in two area a lower level lawn close to the building of approx 26' x 17' with a old stone former 'Privy'.

A slightly Higher Level Lawned Area of approx 90' x 30' average, with a secure pedestrian access to Western Backway.

POSTCODE TQ7 1NY

Business Rates (Ground Floor Only)

Current rateable value £21,000.

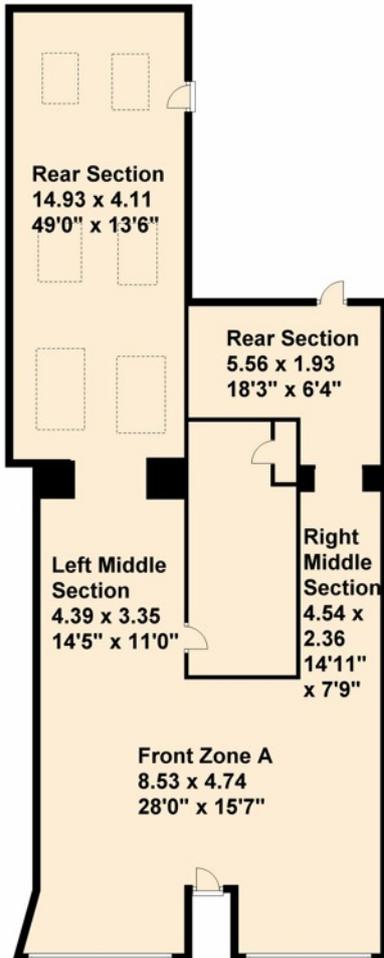




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Ground Floor

Approx. 187.2 sq. metres (2015.2 sq. feet)



First Floor

Approx. 89.1 sq. metres (958.7 sq. feet)



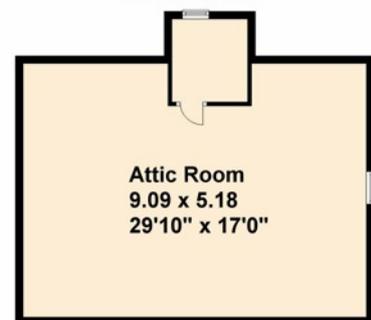
Second Floor

Approx. 88.8 sq. metres (954.3 sq. feet)



Third Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 425.4 sq. metres (4579.1 sq. feet)

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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