



CHARLES
HEAD



18 FORE STREET

Kingsbridge, South Devon
£299,500 Freehold

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An excellent investment opportunity. A large retail shop together with a spacious maisonette over located in a highly visible retail trading area of the town with a high pedestrian footfall. The property is mid-terrace with dressed stone facade under a slated roof.

The ground floor, currently A1 permitted use is currently let under lease to Axminster Oak at a rent of £14,500 per annum. The Maisonette that occupies the first and second floors is normally let on an assured shorthold tenancy that is likely to produce around £8,000 per annum in rent. Overall the anticipated income is likely to be in the region of £22,500 per annum.

The Ground Floor Retail Shop comprises

A double fronted entrance. Overall it is 8.83m wide max x 8.10m depth max including the Vestibule, the area is approximately 71.62m² (770SQFT), extensive shelving, laminated floor covering and spotlights.

Inner Stock Room/Kitchen 3.62 x 2.52 = 9.13m² (98SQFT), stainless steel sink and electric water heater.

Separate WC, with basin (In courtyard to rear).

The Maisonette

Is situated directly above the shop and approached via a self contained doorway access next to the shop which leads into a Courtyard Area, ground floor access to a:

Hall

Utility Room 2.84 x 1.43 (9'3" x 4'8"), with stainless steel sink.

Staircase to the:

First Floor

Kitchen 3.87 min x 3.42 (12'8" x 11'2"), with a 1 ½ bowl resin sink, base cupboards, drawers, laminated worktops, electric four plate hob and electric oven under.

Dining Room 4.66 x 4.48 (15'3" x 14'8"), with a Victorian fireplace and oil fired radiator.



KITCHEN



DINING ROOM



BEDROOM 1

Landing

Lounge 4.63 x 4.10 (15'2" x 13'5"), overlooking Fore Street with a marble fireplace, bay window, oil filled radiator and wall lights.

Bedroom 1 4.61 x 4.62 (15'1" x 15'1"), with built in cupboards, Victorian fireplace, window seat overlooking Fore Street. Oil filled radiator. Door to:

Dressing Room/Study 2.23 x 1.39 (7'3" x 4'6")

Bathroom 2.82 x 1.55 (9'3" x 5'1"), with bath and electric shower over. Pedestal basin and WC. Electric downflow heater.

Second Floor

Bedroom 2 4.81 x 3.34 (15'9" x 10'11"), with skylight window, eaved ceilings, undereaves walk in [Attic Store](#), recessed lighting.

Bedroom 3 4.21 x 3.35 (13'9" x 10'11"), with a dormer window, undereaves storage cupboards and recessed lighting.

Outside

Right of way over a courtyard to access the flat.

Separate WC (as used by the shop)

Outgoings

Uniform Business Rates, based on a rateable value of £16,500, the rates payable are likely to be in the region of £7,950 per annum. Although some transitional relief may be available.

POSTCODE TQ7 1NY

COUNCIL TAX BAND A (for the flat only)

VAT

All figures quoted are exclusive of VAT which may be charged.

Tenure

The premises are being offered as a freehold sale however the tenancy of the shop is contracted out of the Landlord and Tenancy Act security of tenure provisions.

SERVICES We understand that there is main electricity, water and drainage connected to the property and that gas is available.



LOUNGE



BEDROOM 2



BATHROOM

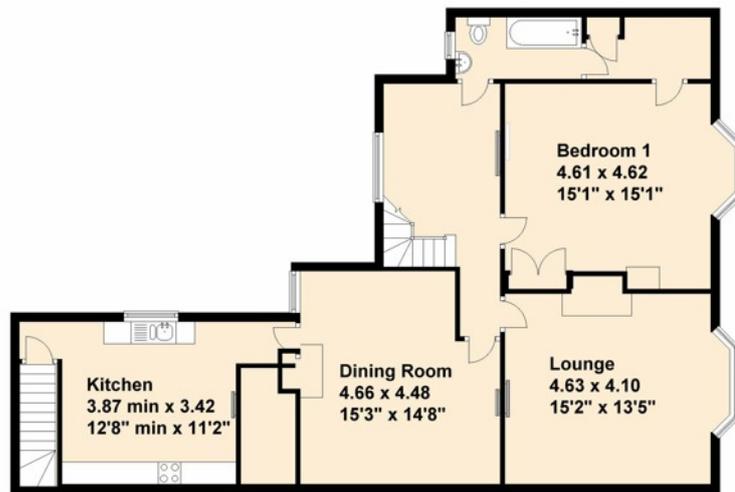


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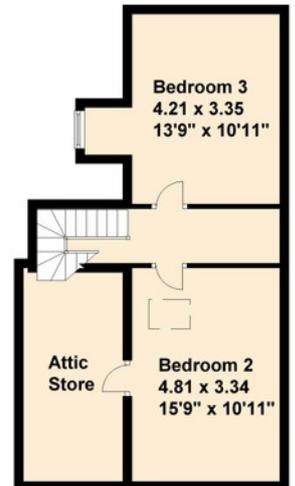
Ground Floor



Ground Floor



Second Floor



DISCLAIMER

1. These particulars are intended as a fair description of the property 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 property 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 property, which may be of particular importance and also availability before travelling any distance to view.

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