



CHARLES
HEAD



60 FORE STREET

Kingsbridge, South Devon

£349,500 FREEHOLD

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A Prominently Situated Freehold Retail/Commercial Premises with excellent potential for conversion of the upper parts to residential accommodation (subject to planning).

The building has a total floor area of some **3,219 SQFT (299SQM)** and is located in the very centre of the Town in a prime trading position in the main shopping area which has a wealth of independent shops as well as some national brands such as W.H Smith, Holland and Barratt and most of the major banks. Kingsbridge is the most southerly market town in Devon and has a resident population of some 6,000 with a surrounding population catchment area of some 18,000. Plymouth is 20 miles to the west and Exeter 38 miles to the north.

The property comprises four levels and is a Grade II listed and currently benefits from A1 (Retail) Consent.

The **Main Shop Area**, has a split Ground Floor Area of some 813SQFT (75 SQM), with a purpose built wide open stairway to a further trading area on a **Lower Ground Floor (Basement)**, of some 730 SQFT (68SQM) (this whole area has the potential to be an ideal Restaurant).

There are currently **Two First Floor Showrooms**, of 533 SQFT (49 SQM) and 506 SQFT (47 SQM) as well as Kitchen and WC facilities.

The **Second Floor**, of some 587 SQFT (54 SQM) has been previously used as a flat but is now storage. There are two separate staircases that access the property from the Ground Floor.

The premises are currently occupied by Peter Betteridge Furnishers as one of their retail outlets, they are planning a re-location and re-structuring. But are prepared to enter into a five year lease with a two year break clause if required.

POSTCODE TQ7 1NY

Rateable Value £12,500

Rates Payable 2016/2017 £6,050

VAT

All figures quoted are exclusive of VAT where applicable.

Viewing and Further Information

Strictly by appointment through the Joint Sole Agents **Charles Head - Robert Cattell: 01548 852352** or **Stratton Creber Commercial - Damien Cook/Zach Maiden: 01392 202203**

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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