



CHARLES  
HEAD



## 92 FORE STREET

Kingsbridge, South Devon

£140,000 FREEHOLD

01548 852352

[kingsbridge@charleshead.co.uk](mailto:kingsbridge@charleshead.co.uk)

[charleshead.co.uk](http://charleshead.co.uk)



CHARLES  
HEAD

A freehold investment property opportunity. No.92 Fore Street is situated at the higher end of Fore Street adjacent to the entrance of the top car park with a lot of pedestrian footfall. The property comprises a ground floor Retail Shop of 740SQFT A1 usage with A2 probability. Above the shop and are three flats all held on long leases and paying a ground rent. The building is Grade II listed.

Kingsbridge is Devon's most southerly Market Town and is very much the central town in the area together with the outlying villages there is a year round population of some 18,000 which swells highly in the summer and holiday seasons with tourists and second home owners. The great natural beauty of the countryside and surrounding coastline is a great magnet for people to want to live, bring up their families and retire to. There are a large number of small independent retail shops in Fore Street which helps make it such an interesting town.

The shop is currently vacant the previous tenants had been paying £8,500 per annum. The shop has a window 12' wide with a glazed side entrance door.

Front Shop Area 16'9" x 21' 351SQFT, with a suspended ceiling, spotlights, storage heater and counter with cupboards under.

Inner Room 16'2" x 10'3" 166 SQFT, with a stainless steel inset sink in working surfaces. Fire door to yard. Separate WC with basin.

Rear Room 19'7" x 11'3" 222SQFT, with storage heater and bay window.

On the first floor accessed from a communal stairway are the three flats with one on a remainder of a 99 year lease and two both on the remainders of 199 year leases. Each pay a ground rent of £52 per annum and contributing to the property insurance costs and maintenance of the property.

#### Rateable Value

Ground Floor shop only £8,600 per annum.

**SERVICES** All mains services either connected or available.

**POSTCODE** TQ7 1PP

#### 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.

01548 852352

113 Fore Street, Kingsbridge, Devon, TQ7 1BG

kingsbridge@charleshead.co.uk

charleshead.co.uk