



CHARLES
HEAD



UNIT 5C SOUTH HAMS BUSINESS PARK

Churchstow, Kingsbridge, South Devon

£135,000 FREEHOLD PLUS VAT

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A most useful Light Industrial Unit providing approximately 1,600 square feet on two floors, situated on the popular Business Park in Churchstow, the village is only 1 ½ miles from Kingsbridge and the Business Park is directly adjacent to the main A379 road to Plymouth.

There are good transport links to the ever improving road system in the region. The premises have recently been used as a commercial kitchen on the ground floor but there are many other types of useage that these premises could be suitable for. There are 3 car parking spaces on the concrete apron at the front of the property.

Ground Floor

Main Area currently 26' x 18'7" = 487 SQFT, with vinyl panelled walls, roll up shutter vehicular entrance door. (Currently blocked off) vinyl floor covering, fluorescent lighting.

Pedestrian Entrance Door to Hallway Area Approx. 27'8" x 9'6" Approx. 263 SQFT. Including a Separate WC, with basin to a disabled size standard.

Metal Stairway to the First Floor Area 27'5" deep x 29' wide Approx. 800 SQFT.

SERVICES Mains electricity, (3 Phase available) Mains water, shared private Drainage system.

Outgoings

Current Rateable Value £5,100

VAL.Ref No. 417391 = Billing Authority Reference. 12021566006 Category Code 268

The actual rates payable will vary according to the status of user. Normal rates are around 0.466p in the Pound, but full transitional relief maybe available.

Tenure

Freehold with full vacant possession upon completion.

POSTCODE TQ7 3QH

Directions

From Kingsbridge follow the A379 main road to Plymouth. The South Hams Business Park is located just before entry to the Village of Churchstow. The turning is on the left entering the Estate bear right and the unit is about halfway down on the left.



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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