

# Kingsbridge Office: 01548 852352

## 18 Fore Street - Kingsbridge

**£299,500**

Bedrooms: 3

Bathrooms: 1

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 71.62m<sup>2</sup> (770SQFT), extensive shelving, laminated floor covering and spotlights.

## Inner Stock Room/Kitchen - Ground Floor

3.62 x 2.52 = 9.13m<sup>2</sup> (98SQFT), stainless steel sink and electric water heater.

## Separate WC - Ground Floor

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

9'3" x 4'8" | 2.84 x 1.43



with stainless steel sink.

## **Staircase to the:**

### **First Floor**

#### **Kitchen - First Floor**

12'8"x 11'2" | 3.87 min x 3.42

with a 1 ½ bowl resin sink, base cupboards, drawers, laminated worktops, electric four plate hob and electric oven under.

#### **Dining Room - First Floor**

15'3" x 14'8" | 4.66 x 4.48

with a Victorian fireplace and oil fired radiator.

### **Landing**

#### **Lounge - First Floor**

15'2" x 13'5" | 4.63 x 4.10

overlooking Fore Street with a marble fireplace, bay window, oil filled radiator and wall lights.

#### **Bedroom 1 - First Floor**

15'1" x 15'1" | 4.61 x 4.62

with built in cupboards, Victorian fireplace, window seat overlooking Fore Street. Oil filled radiator. Door to:

#### **Dressing Room/Study - First Floor**

7'3" x 4'6" | 2.23 x 1.39

#### **Bathroom - First Floor**

9'3" x 5'1" | 2.82 x 1.55

with bath and electric shower over. Pedestal basin and WC. Electric downflow heater.

## Second Floor

### Bedroom 2 - Second Floor

15'9" x 10'11" | 4.81 x 3.34

with skylight window, eaved ceilings, undereaves walk in **Attic Store**, recessed lighting.

### Bedroom 3 - Second Floor

13'9" x 10'11" | 4.21 x 3.35

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.

## 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.

## Photos





## Floor Plans

**Ground Floor**



