

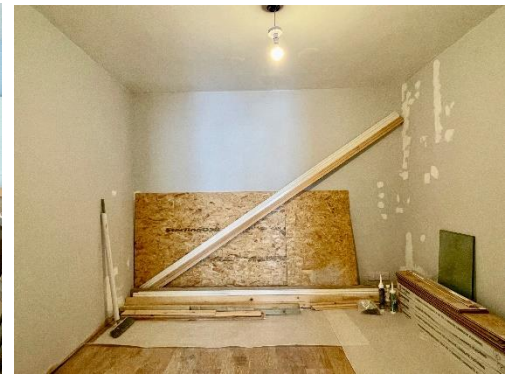
£160,000

FOR SALE



Retail Space with Accommodation - Kingsbridge

- ❖ Retail Space on Kingsbridge Fore Street
- ❖ Investment Opportunity
- ❖ Potential 8 – 9 % yield
- ❖ Potential to renovate accommodation into 2 bedroom flat
- ❖ Town Centre location
- ❖ Parking Space



Address

Property Summary:

Retail space on Fore Street with accommodation above which has been partially renovated and requires completion. Located in Kingsbridge town centre, this property benefits from a rare private parking space to the rear.

About the Area:

The sought after market town of Kingsbridge is located at the head of the estuary in the beautiful South Hams, an 'Area of Outstanding Natural Beauty'. There is a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre and community hospital.

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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The Property:

An interesting opportunity to purchase a small commercial unit on Fore Street Kingsbridge in a Grade II listed building with partly renovated accommodation above. The property comprises of a first floor property and a commercial shop.

First Floor Accommodation:

The property is accessed from the alley and the entrance door enters to the ground floor hallway with access to one room which has potential to be a bedroom or office (all subject to planning) and a further access to a potential shower room.

Stairs lead to first floor with further potential bedroom (subject to planning), WC and open plan living space with beautiful bay window.

The kitchen is fully fitted and brand new and includes oven, hob and extractor.

Planning was previously approved for a 2 bedroom flat but that planning would need to be reinstated. The expired plans for this are available so any potential buyer can view.

Ground Floor Premises:

Ground floor retail premises with large main display window and good footfall. Previously used as a Letting Agency, and benefits from small kitchenette area and WC.

Rateable value - £5900 with £0 business rates to pay with business rates relief.

The property also has a private parking space to the rear.

The accommodation requires refurbishment to be completed subject to planning permission and building regulations. Once completed this accommodation could offer a rental potential. The commercial space below was previously achieving £7000 PA.

We are advised by the current owner that the property is freehold, with the second floor property above owned on a leasehold basis.

As such, the freehold has a 3/4 liability for the main structure and 1/4 liability for the roof.

Services & Further Information:

Tenure: Freehold with second floor owned on a leasehold basis.

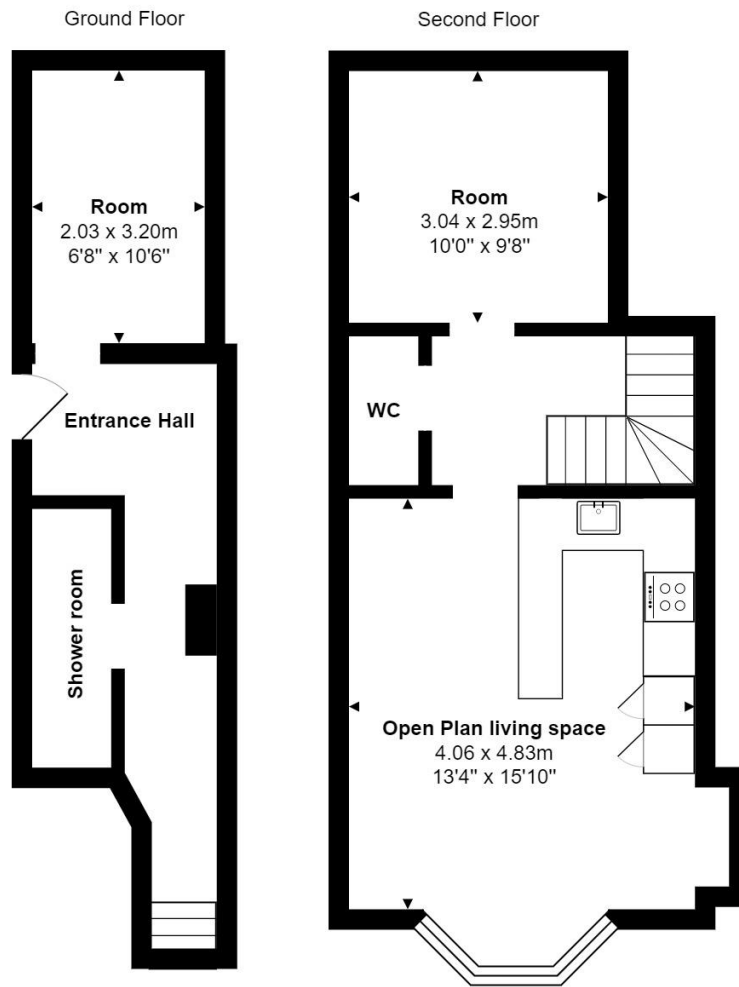
Services: Mains Water, Sewerage and Electric Heating.

EPC: Shop rating - C

Accommodation Rating - E

Council Tax: TBC

Broadband Speeds: Superfast Available with speeds up to 80Mbps (Openreach)



All measurements are approximate and for illustrative purposes only

Total Area: 56.7 m² ... 610 ft²



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