

PRIME SHOP TO LET

KINGSBRIDGE

40 FORE STREET



Description

Kingsbridge is an affluent market town in South Devon, 3 miles north of Salcombe, 20 miles east of Plymouth and 38 miles south of Exeter.

The premises are situated in a prime position on Fore Street. The property is located adjacent to **WH Smith** and **St. Luke's Hospice**. Other nearby tenants include **Santander**, **HSBC**, **Oxfam** and a number of independent occupiers.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The property is arranged over ground and first floors, providing the following approximate floor areas:

Ground Floor	1,157 sq. ft.	(107.53 sq. m)
First Floor Ancillary	425 sq. ft.	(39.49 sq. m)

Lease

The property is available, subject to vacant possession, by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£20,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£15,250
UBR (20/21)	0.499p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

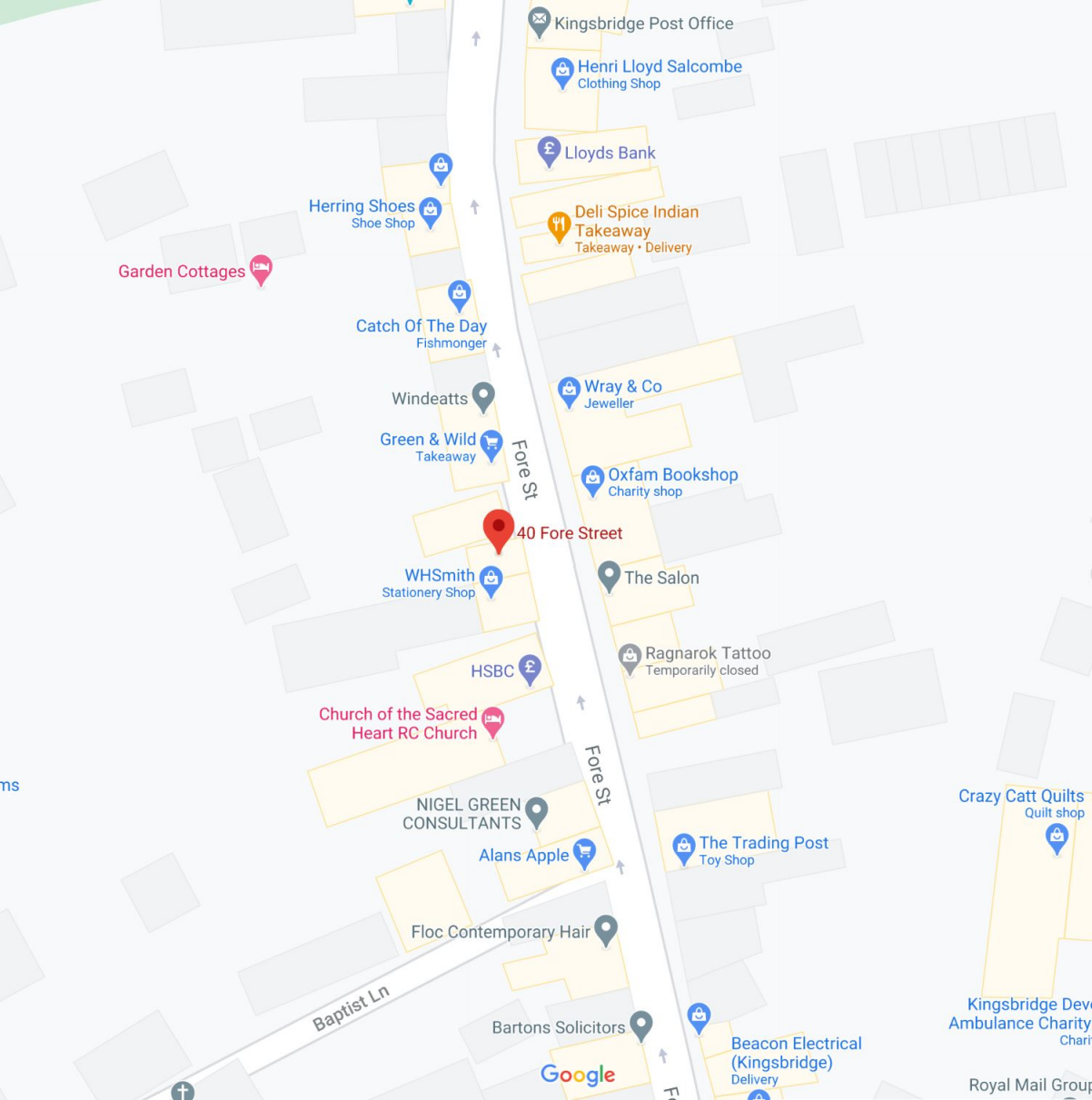
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



Kingsbridge Post Office

Henri Lloyd Salcombe
Clothing Shop

Lloyds Bank

Deli Spice Indian
Takeaway
Takeaway • Delivery

Herring Shoes
Shoe Shop

Garden Cottages

Catch Of The Day
Fishmonger

Windeatts

Green & Wild
Takeaway

Fore St

Wray & Co
Jeweller

Oxfam Bookshop
Charity shop

40 Fore Street

WHSmith
Stationery Shop

The Salon

HSBC

Ragnarok Tattoo
Temporarily closed

Church of the Sacred
Heart RC Church

Fore St

NIGEL GREEN
CONSULTANTS

Alans Apple

The Trading Post
Toy Shop

Crazy Catt Quilts
Quilt shop

Kingsbridge Dev
Ambulance Charity
Char

Baptist Ln

Floc Contemporary Hair

Bartons Solicitors

Google

Beacon Electrical
(Kingsbridge)
Delivery

Royal Mail Group