



CHARLES  
HEAD



## 10 DUKE STREET

Kingsbridge, South Devon

£9,000 PA

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A most conveniently situated Retail (A1 usage) Shop Premises, located on the level just off the lowest part of Fore Street, opposite the Anchor Shopping Centre and Barclays Bank and within some 200 metres of the Town Square and main car park. The shop has a triple aspect with a large picture window onto Duke Street a large side window and smaller window and door onto Bridge Street. The premises also have a large First Floor storage area but with limited headroom. The current usage is A1 (Retail) it could be considered subject to planning consent for A5 usage (Hot food takeaways).

The retail space is approximately 432 SQFT and comprises two areas, the larger area accessed from Duke Street is 20'6" x 13'2" (270 SQFT) which opens to the smaller rear area of Bridge Street 18'5" x 8'10" (162 SQFT).

There is a Small Kitchen, with sink and Separate WC. Stairs to the First Floor. Attic Area, with at least 208 SQFT of useful storage space. But limited headroom.

#### Tenure

The Premises are available on a New Lease of 6 years at a commencing Rent of £9,000 per annum paid monthly in advance. There will be provision for a Rent Review at the end of the third year. Tenants will be responsible for all internal repairs and decorating and for the décor of the exterior woodwork and re-imburement of the Landlords property insurance lasts.

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

POSTCODE TQ7 1HU

#### Rateable Value

£9,000

#### Rates Payable

Currently exempt from Business Rates.



#### DISCLAIMER

1. These particulars are intended as a fair description of the properties 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 properties 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 properties, which may be of particular importance and also availability before travelling any distance to view.

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