

TO LET

PROMINENT GROUND FLOOR RETAIL PREMISES IN THE CENTRE OF THE VILLAGE

Approximately 60 sq.m (648 sq.ft)

**RETAIL PREMISES, 5 FORE STREET
KINGSKERSWELL, DEVON, TQ12 5HT**



We are delighted to be able to offer a new lease of this well located and prominent Retail Unit in Fore Street in the centre of Kingskerswell. The premises currently trade as a confectioners and Post Office but has previously been a Barbers shop, and would suit a variety of potential users, subject to the usual consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The village of Kingskerswell is located just off the main A380 between Newton Abbot and Torquay and just 4 miles from the Penn Inn roundabout. This provides excellent access to all the main trunk routes such as the A380 dual carriageway to Exeter and the M5 motorway network plus the A38 from Exeter to Plymouth and the A30 to Cornwall. Torquay is approximately 7 miles distant with Newton Abbot town centre about 3 miles away. Newton Abbot is a busy market town being the commercial centre and heart of the Teignbridge area with a district population of approximately 121,000 extending to some 300,000 within 12.5 miles of the centre. Newton Abbot benefits from a wide catchment area drawing from a large number of small towns and villages in the surrounding area.

The premises are well located in the centre of the village and would be suitable for a variety of potential users, including Retail, Coffee shop or sandwich bar, Beauty or Hair Salon or a professional services such as Insurance Agent, Recruitment or Accountants, subject to the usual planning and building regulation consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows.

Front Retail Area **5.36m x 3.96m (17'7" x 13'0") max**

Part glazed door with display windows either side. Vinyl floor. Suspended ceiling and integrated strip lighting. Laminate flooring. Power as fitted.



Rear Retail Area **4.69m x 3.60m (15'4" x 11'10") max**

Additional retail area with a Post Office counter at the rear of the premises. Suspended ceiling with integrated strip lighting. Carpeted. Slat boarding to 2 walls.

Kitchen **3.23m x 2.57m (10'7" x 6'11") max**

Stainless steel sink with drainer. Cupboards under and over. Tiled splashbacks. Electric under sink water heater.

Store Room **3.21m x 2.12m (10'6" x 6'11") max**

Power and strip lighting as fitted which is currently the rear of the post office counter.

Toilet

Low level WC suite with wash hand basin.

RENT AND LEASE

A rent of £8,950 pax is sought by way of a new 6 lease with a rent review at the mid-way point. A tenant only break clause can also be accommodated at the midway point, providing 6 months prior written notice. The lease will be contracted outside of the landlord and Tenant Act.

The Landlord will be responsible for the external repair and decoration with the tenants responsible for the internal repair and decoration. The tenants will reimburse the landlords for a proportion of the Buildings insurance premium.

BUSINESS RATES

Rateable Value: - £7,000 (2023 Valuation)

We understand that up to a 100% reduction in the rates payable may be available under the Small Business Rate Relief Scheme. For further details as to whether you or the property qualify for this relief, please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT is required towards the Landlords legal costs, including abortive costs, for this transaction.

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COMMERCIAL EPC

An energy performance Certificate is available, a summary is shown opposite a full version is available to download from the web site. The rating is C 60.

SERVICES

Mains water, drainage and electricity are available.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0522)

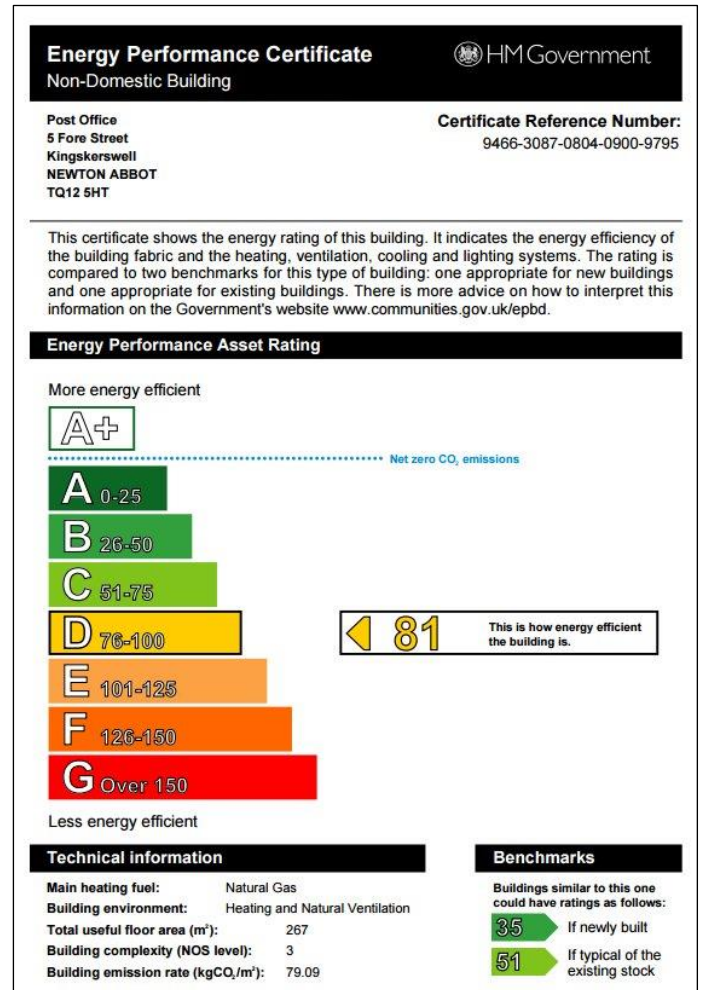
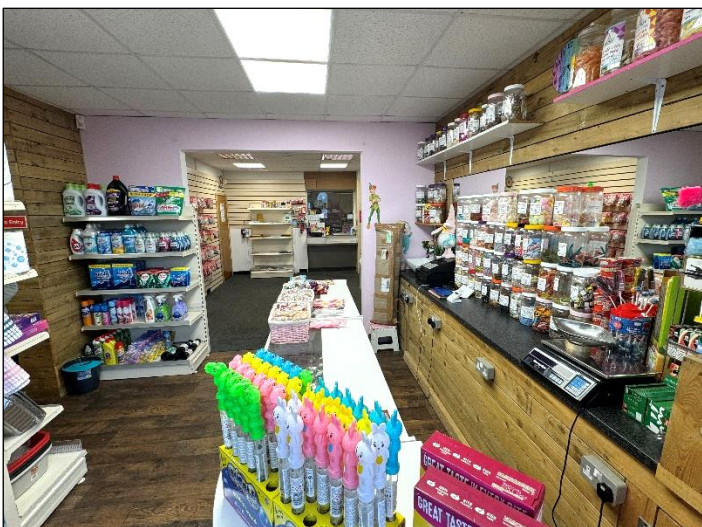


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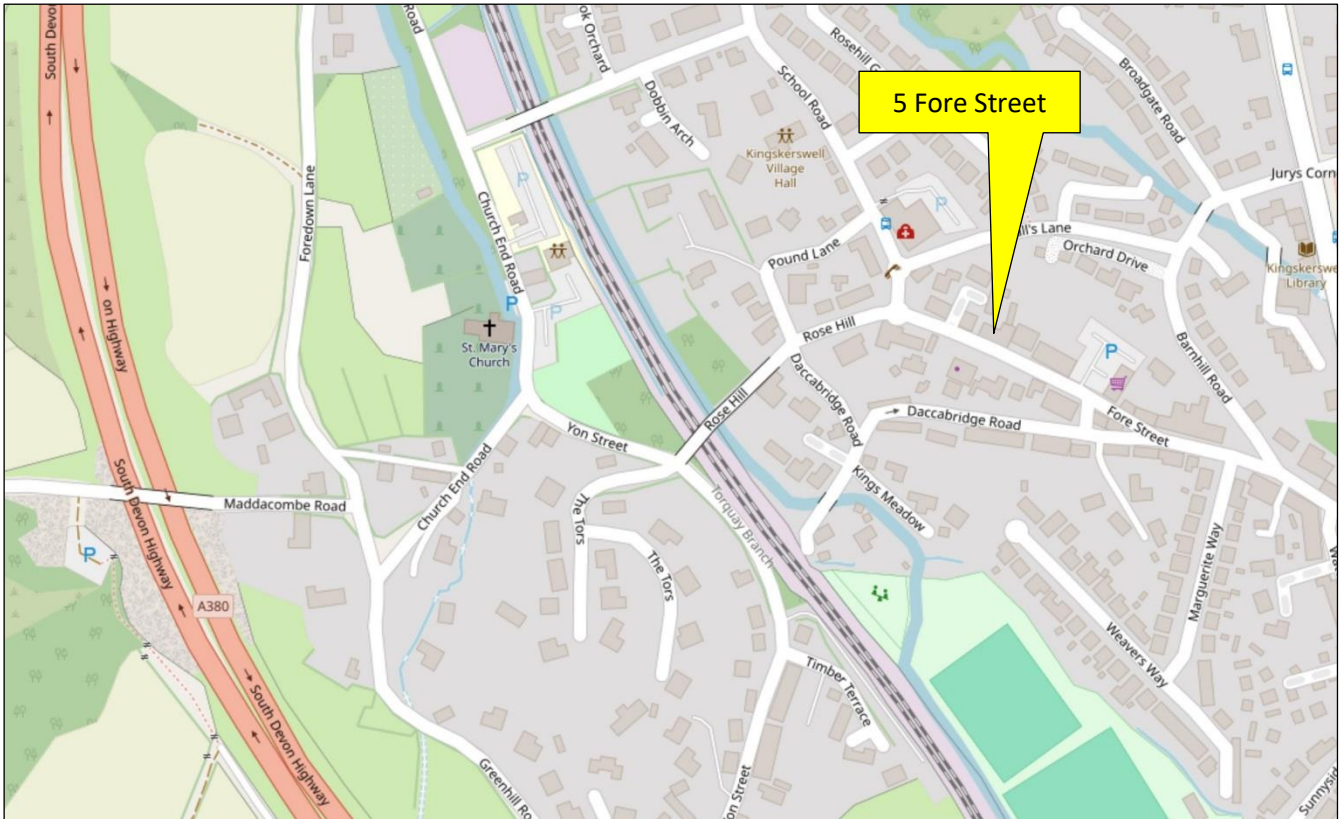
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.