

OFFICE  
INDUSTRIAL  
RETAIL

# TO LET

## WELL FITTED AND PROMINENT GROUND FLOOR OFFICE / RETAIL PREMISES IN KINGSKERSWELL

Approximately 39 sq.m (422 sq.ft)

**3 FORE STREET, KINGSKERSWELL, DEVON, TQ12 5HT**



We are pleased to offer this well fitted Office / Retail premises in the centre of the popular village of Kingskerswell. The premises have most recently been used as a professional Office, but would suit a variety of potential users, subject to the usual consents.

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#### 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 4 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.

The premises are conveniently located in the centre of the village and offer well fitted accommodation having most recently been used as a professional office, but are suitable for a variety of potential users subject to the usual planning and building regulation consents.

#### ACCOMMODATION

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

**Office Unit** **8.94m x 4.39m (29'4" x 14'4") max**  
Glazed display window to the front with side panel and glazed door. Spotlights as fitted. Radiators. Carpeted. 2 large windows to the rear. Gas fired wall mounted central heating boiler.

To the rear of the suite is a kitchen area with range of wall and base units with worktop and inset 1 ½ bowl stainless steel sink unit with single drainer. Space for fridge under. Tiled splashback.

**Store** **2.15m x 0.86m (7'0" x 2'10") max**  
Walk in storage cupboard.

**Toilet**  
Low level WC suite with wash hand basin. Window.

#### RENT AND LEASE

The premises are available by way of the assignment of the existing 10 year lease commenced on the 1<sup>st</sup> December 2017 and expiring on the 30<sup>th</sup> November 2027 at a rent of £6,450 pax. There is a rent review on the 30<sup>th</sup> November 2026. The lease has been contracted outside of the landlord and Tenant Act.

The Landlord is 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: - £5,300 (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

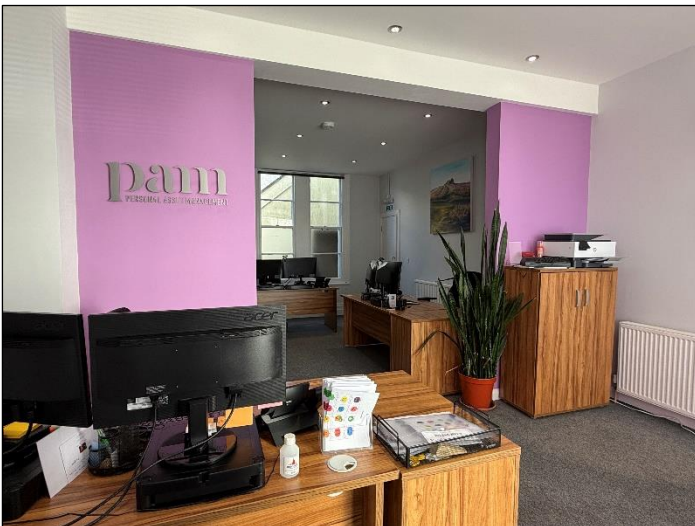
A contribution of £350 plus VAT is required towards the assignors' legal costs, including abortive costs, for this transaction.

#### COMMERCIAL EPC

An Energy Performance Certificate is available to download from the web site. The rating is D89.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0417)



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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

3 Fore Street Kingskerswell NEWTON ABBOT TQ12 5HT	Energy rating	Valid until:	4 January 2027
	<b>D</b>	Certificate number:	0090-2964-0323-2420-5024

Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	45 square metres

### Rules on letting this property

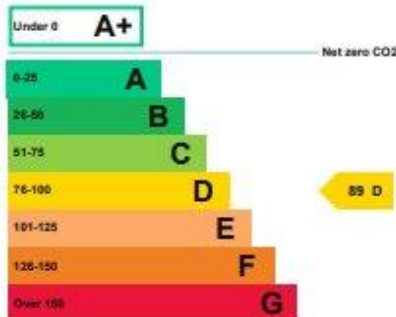
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



### How this property compares to others

Properties similar to this one could have ratings:

If newly built	34 <b>B</b>
If typical of the existing stock	98 <b>D</b>