

HUDSON & Co

SOUTH HAMS CENTRAL KINGSBRIDGE SECURE OPEN STORAGE YARD

628.56 sq m 6,763 sq ft

Total Site Area: 0.16 acre



Old Station Yard Kingsbridge TQ7 1ES

Rare Opportunity in the South Hams

Secure / Well Drained / Hardcore / Gravel Surfaced Yard

Fenced and Gated with Good Access to Commercial Vehicles

Two adjoining units (incl. Showroom / Store also available

Suit Plant Hire, Vehicle / Container Storage / Building Supplies

Flexible Terms / Competitive Rental

TO LET

01392 477497

Old Station Yard Kingsbridge TQ7 1ES

LOCATION: The property is situated on the popular Station Yard Industrial Estate, which is situated in the heart of Kingsbridge in the South Hams district of Devon. Adjoining occupiers include Howdens, Wolseley (Plumb Centre), Flear House Interiors, Tally Ho Coaches and Datum Alloys.



DESCRIPTION: A rare opportunity to acquire an open storage yard with the following attributes:

- Level
- Hardcore / Gravel Surfaced
- Secured within Fencing and Gated
- Includes small store building 38.21 sq.m 411 sq.ft
- Well Drained
- Good Access to Commercial Vehicles
- Size: **628.56 6,763 sq.ft (0.16 acre)**
- Long established industrial location close to town centre
- **Additional buildings including office / store/ showroom also available if required. Full details on application**

All areas are approximate.

SERVICES:

Mains water, electricity and drainage are available. Electricity and water currently supplied from Unit 3. To an outside tap and to electric and lighting in the external store.

TENURE: Leasehold

TERMS: The yard is immediately available on a new lease with flexible terms and at a competitive rental. This can be combined with Unit 3 (3,359 sq.ft) and Unit 3a (708 sq.ft) that are also available. Full details on application.

NB: V.A.T may be payable were applicable

RATING: The property is not separately assessed for rating purposes as it previously formed part of Unit 3.. Interested parties should make their own direct enquires to the billing authority, South Hams District Council in Totnes.

PLANNING: The property has previously been used for open storage in association with the adjoining showroom / store (Unit 3) on an industrial estate zoned for similar uses. Previous uses included Plant / Tool Hire. Prospective tenants/ occupiers should address their planning enquiries to the local planning authority, **South Hams District Council. Tel: 01803 861234**

LEGAL COSTS: The incoming tenant to pay a contribution towards the Landlord's legal costs in connection with a letting.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 497477

Contact: DAVID EDWARDS / SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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