

HUDSON & Co

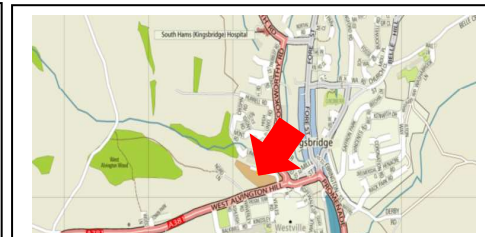
SOUTH HAMS

KINGSBRIDGE

TRADE COUNTER / SHOWROOM

WAREHOUSE / WORKSHOP

314.87 sq m 3,388 sq ft



Unit 3, Old Station Yard, Kingsbridge TQ7 1ES

****Well-appointed Showroom / Trade Counter / Warehouse / Workshop****

****Adjoining 708 sq.ft unit and secure yard also available****

****Flexible Terms / Competitive Rental****

****Suit Multitude of Uses****

****Previously used as Flooring/Tiling/Lighting showroom & Plant / Tool Hire****

TO LET

01392 477497

Unit 3 Old Station Yard Kingsbridge TQ7 1ES

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

DESCRIPTION: A concrete portal frame building with rendered concrete panelled walls under a pitched steel profile roof. The unit has a typical showroom style display front with double access doors and extensive glazing. The unit has an insulated roof, recessed lighting and toilet and kitchen facilities with electric hot water heating. To the side of the main building is a Perspex glazed lean-to offering useful storage and an additional well-lit show area. To the front forecourt there are 4 car parking spaces and adjacent there are a further 2 / 3 spaces.



Additional Yard: To the rear of the building is a large yard (628.56 sq.m 6,763 sq.ft) which is available separately and has previously been used in conjunction with unit 3 for storage and for plant hire. Within the yard there is a basic storage building (411 sq.ft) that is timber clad under a steel profile roof.

ACCOMMODATION:

The unit has been used for retailing since 1978

Gross Internal Area: 314.87 sq.m 3,388 sq.ft

Includes:

Showroom / Trade Counter: 185.13 sq m 1,992 sq ft

Offices: 22.07 sq m 237 sq ft

Kitchen: 9.57 sq m 103 sq ft

Lean-to Store: 52.69 sq m 567 sq ft

Toilet & Ancil's

All dimensions and areas are approximate

OUTSIDE:

Front forecourt parking : 4 spaces

Adjacent parking: 2 / 3 spaces

SERVICES: Mains electricity, Water & Drainage are all connected to the property.

RATES:

Assessed as: **Factory & Premises**

Rateable Value: **£15,000**

TERMS: The property is available on a new lease. Full details plus particulars on the adjoining yard and Unit 3c available on application.

VAT: Vat is not chargeable on this unit.

EPC: Energy Performance Rating D.

COSTS: Incoming tenant to pay a reasonable contribution towards the Landlord's legal costs in preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the sole agents

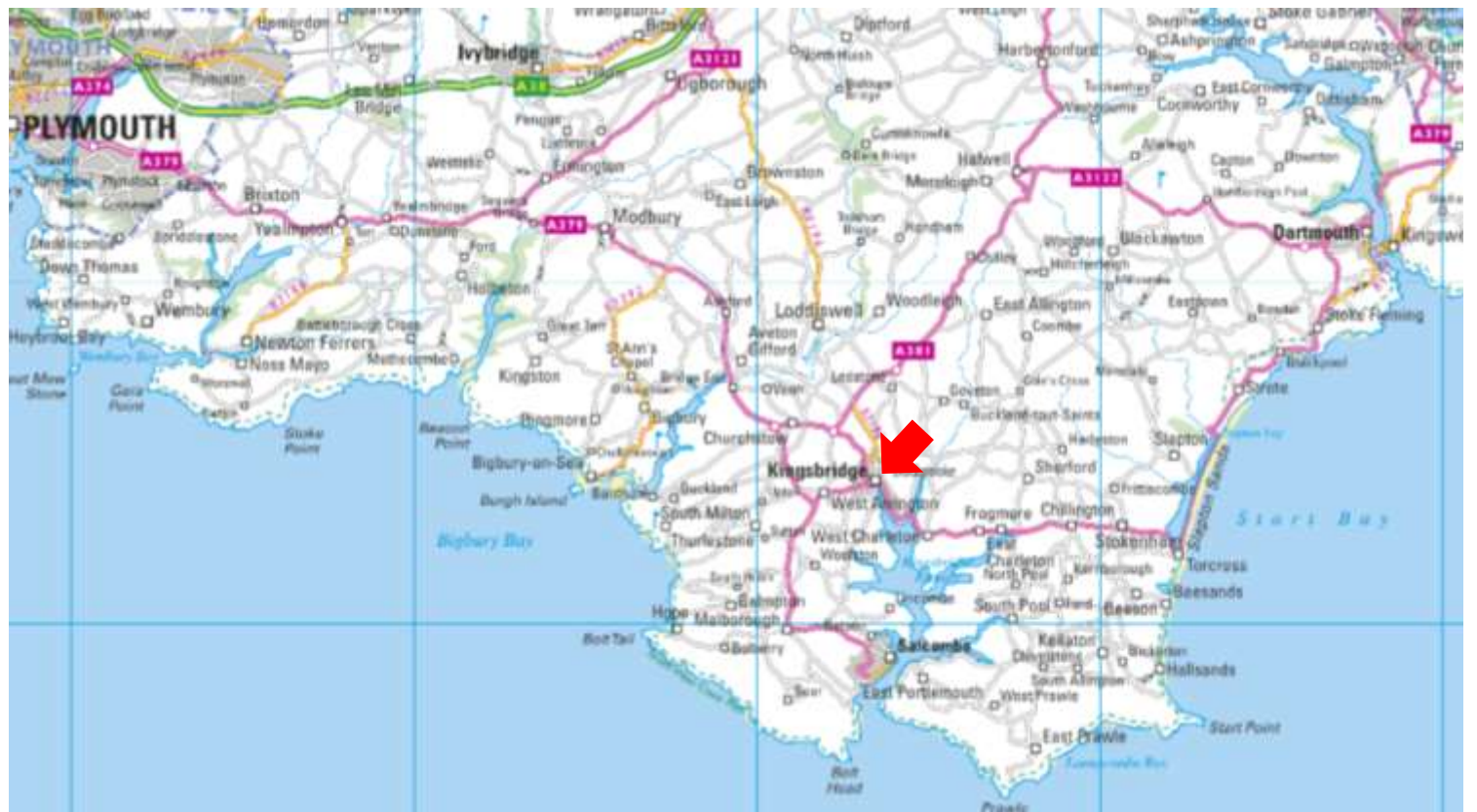
HUDSON & Co. covering the South West

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