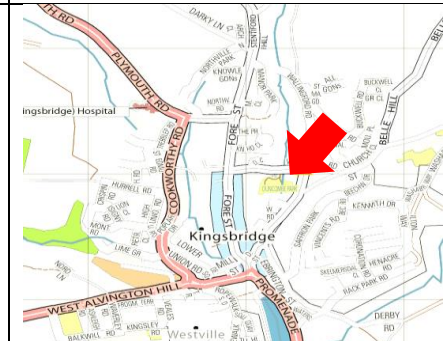


HUDSON & Co.

FOR SALE / TO LET



Waterloo Place, 1/1a Duncombe Street KINGSBRIDGE, Devon TQ7 1LX

***Workshop / Store / Offices (1,354 sq.ft) with Yard plus recently refurbished 2-bed Maisonette
Convenient position close to town centre / Owner Occupier / Investment / Redevelopment Opportunity***

01392 477497 / 01548 831313

info@hudsoncom.co.uk

Waterloo Place, Duncombe Street, KINGSBRIDGE, TQ7 1LX

LOCATION: The property is situated on Duncombe Street which forms part of the circular route into the town of Kingsbridge, and a short walk from the main shopping area in the town centre. Located in the popular South Hams district of Devon, Kingsbridge offers a pleasant coastal environment with all the amenities including two large supermarkets, a sports centre, and district hospital, serving a population of over 6,000, an extensive catchment, and a large influx of visitors in the summer months.

DESCRIPTION: A detached 2-storey building offering various options to develop, fully occupy, part / fully let the accommodation that comprises of a ground floor workshop, a first-floor store accessed via an external staircase. and an adjoining 2-bed maisonette. The workshop / store is of rendered blockwork construction, and the dwelling is of rendered cavity wall construction under a slate roof. Windows are of PVCu double glazed construction. Outside there is a useful secure yard.

ACCOMMODATION:

Ground Floor Workshop: 62.07 sq.m 667 sq.ft

includes Kitchenette and toilet

First Floor Store: 63.87 sq.m 687 sq.ft

includes toilet and sink

Dwelling:

Ground Floor - **Hall** 3.80m x 1.20m

Bed 1 3.92m x 4.12m

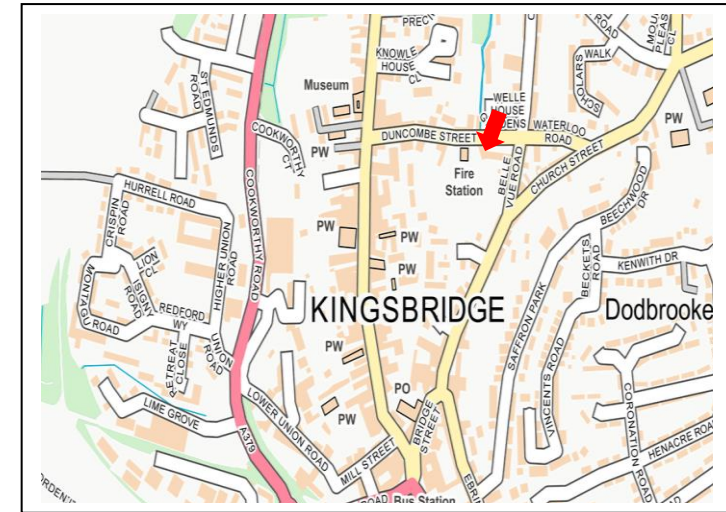
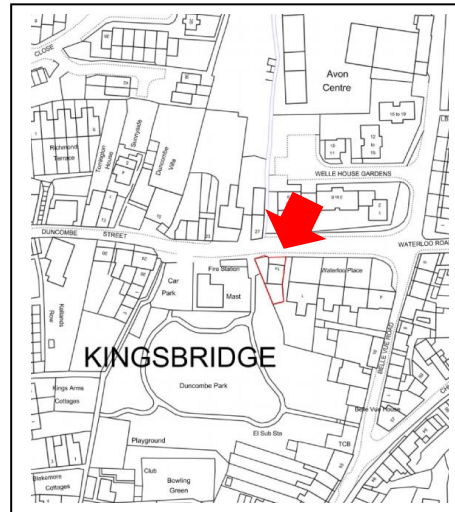
incl. built-in wardrobe

En-Suite Shower / Toilet

Bed 2 3.55m x 4.10m

Store: 1.80m x 1.95m

Coat Cupboard



First Floor - **Lounge**

5.40m x 6.20m

Bathroom

Matching suite of bath, pedestal WHB and toilet

Kitchen / Diner

2.26m x 2.45m

4.20m x 2.50m

Fully fitted kitchen with stainless steel sink / drainer & mixer tap, a range of worktops / cupboards, electric hop / oven

All measurements are measured off plan and are approximate. Residential dimensions are maximum measurements and narrow where the rooms are un-square

RATES:

Ground Floor:

Store & Premises

Rateable Value:

£3,350

First Floor:

Offices & Premises

Rateable Value:

£4,800

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TENURE: Freehold

EPC: On application

PROPOSAL:

We are instructed by our clients to seek offers for the freehold interest. Offers conditional on planning will be considered.

Guide price: **£295,000** plus Vat subject to contract.

Alternatively, our clients would consider letting the commercial accommodation subject to use and covenant status.

PLANNING: A workshop / store and offices suitable for B1 & B8 uses with potential for redevelopment subject to planning. Interested parties should address their planning enquiries to South Hams District Council in Totnes Tel: 01803 861234

VIEWING & FURTHER INFORMATION:

HUDSON & Co.

Contact: DAVID EDWARDS / SUE PENROSE

Tel: 01392 477497 / 01548 831313

info@hudsoncom.co.uk

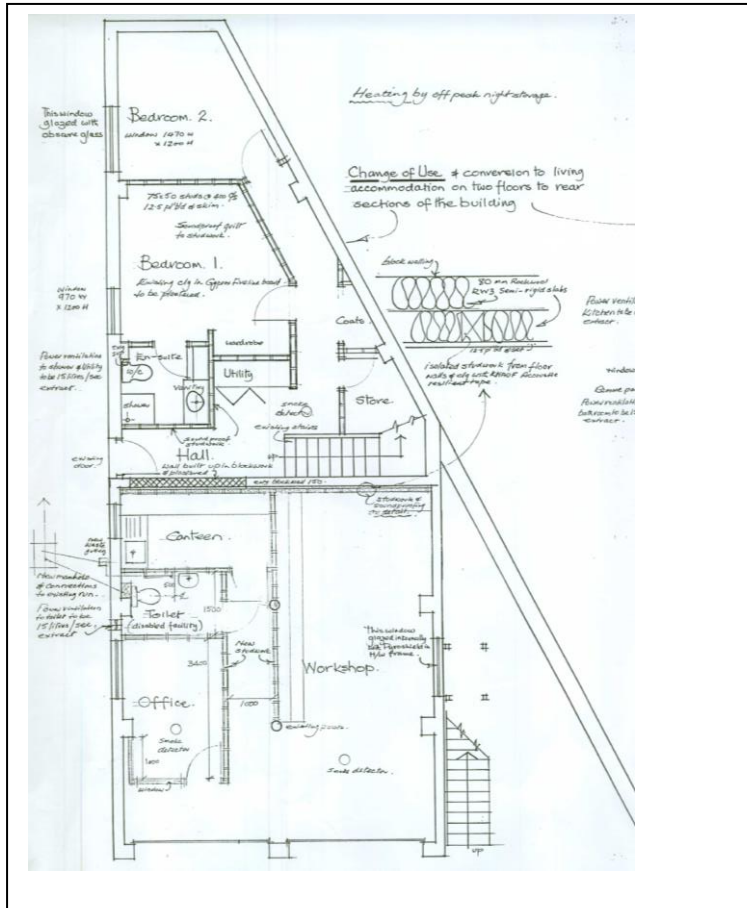
Hudson & Co. and their clients advise that whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract. Any areas, measurements or distances are approximate, and purchasers must satisfy themselves by enquiry, inspection or otherwise.

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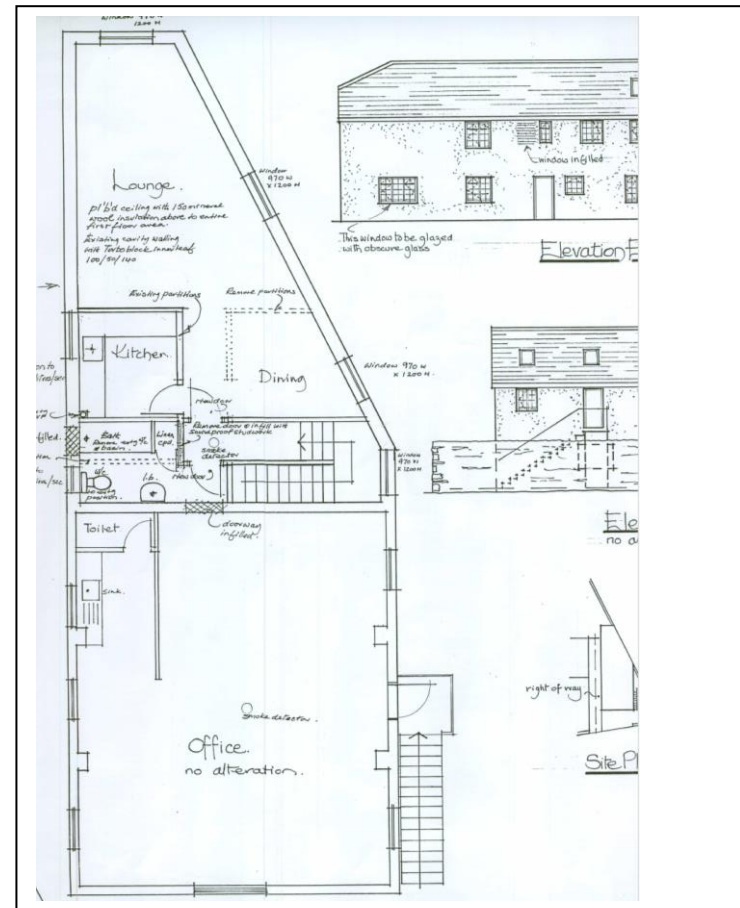
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



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