

HUDSON & Co.

FOR SALE



The Rocket House, HOPE COVE, South Devon TQ7 3HT

Rare Opportunity to acquire a Workshop / Store / (292 sq.ft) with Forecourt / Yard close to Hope Cove Beach & Slipway

Suit a multitude of non-residential uses as boat / gear store / beach hut / café / garage / parking etc.

Best Offers are sought for the Freehold Interest by Midday 02/12/2019

01392 477497 / 01548 831313

info@hudsoncom.co.uk

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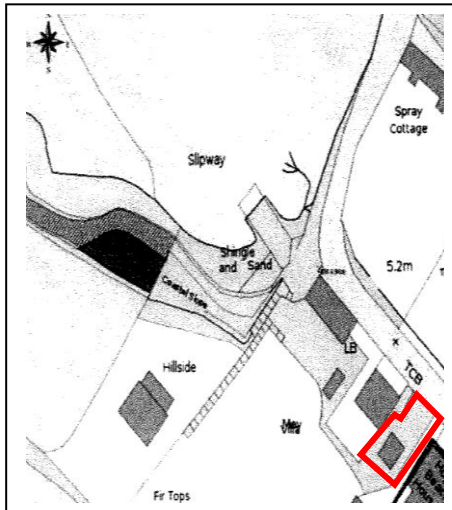
LOCATION: A rare opportunity to acquire an unusual property close to the waterfront at Hope Cove, and situated within 100 metres of the slipway at Inner Hope. Hope Cove is a very picturesque former fishing village that is now a popular holiday destination, situated at the western end of The Bolt, between Salcombe and Thurlestone / Bigbury, and 6 miles west of Kingsbridge, the commercial centre for the area. The village boasts 2 very nice sandy beaches where boats can be launched with ease, with the dramatic backdrop of Bolt Tail which is accessed by the South Devon Coast Path that leads to Salcombe.

DESCRIPTION: An interesting detached single storey building that was originally built to store rocket apparatus and life-saving equipment for sea rescue in the days of sail and steam, and currently used as a commercial fisherman's store with a good sized forecourt / yard fronting Bolberry Road. The building is of mainly stonework construction under a pitched slate roof. To the front elevation there are recently installed twin leaf Iroko hardwood loading doors, one incorporating a pedestrian door. Internally, the ground floor is open plan and part overhung by a mezzanine store. The property has an electricity supply, and there is small fireplace in one corner of the building. We are advised that mains water and foul drainage is located in the adjoining road.

ACCOMMODATION:

Ground Floor:	Width	4.29 m	14 ft
	Depth	6.43 m	21 ft
	Area:	27.12 sq.m	292 sq.ft
Mezzanine:	Width	4.29 m	14 ft
	Depth	2.29 m	7 ft 6 in

All areas and dimensions are approximate



PLANNING: The property was originally developed as a public building to store rescue apparatus and equipment, and more recently used as a fisherman's store. There is no planning history with the property, however it would suit a multitude of uses, subject to a satisfactory planning consent. We are advised that a residential use would not be supported by the local planning authority. Interested parties should address their planning enquiries to South Hams District Council in Totnes Tel: 01803 861234.

EPC: We are advised that no EPC is required for this property.

TENURE: Freehold

TENANCY: The property is currently let to a commercial fisherman on a 12-month lease that expires on 31/03/2020. We are advised that there is no right of renewal, however, the tenant has expressed an interest in renewing the lease. The passing rent is £2,000 per annum.

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PROPOSAL: Offers are sought for the freehold interest.

VIEWING: The property can be viewed from the road at any time. Internal viewings of the building will have to be made by prior appointment.

FURTHER INFORMATION:

HUDSON & Co.

Contact: DAVID EDWARDS / SUE PENROSE

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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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