

HUDSON & Co

SOUTH HAMS KINGSBRIDGE Business Unit

43.16 sq m 464 sq ft



Unit 3a, Old Station Yard, Kingsbridge TQ7 1ES

****Well-appointed unit close to town centre****

****Recently used as Offices / Would also suit Other Uses****

****Available 1st January 2023****

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

TO LET

01392 477497

Unit 3a 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 and Tally Ho Coaches.

DESCRIPTION: Forming part of a concrete portal frame building with rendered concrete panelled walls under a pitched steel profile roof. The unit is nicely appointed as an open plan office, a toilet, and kitchenette with washing facilities. The unit has double glazing, carpeting, electric heating and a suspended ceiling with recessed lighting. Adjacent the entrance there are 2 car parking spaces.

ACCOMMODATION:

Dimensions: 5.18 m wide
8.30 m depth

Area: 43.16sq m 464sq.ft

Toilet & Kitchen:

All dimensions and areas are approximate

OUTSIDE:

Adjacent parking: 2 spaces

SERVICES: Mains electricity (Single Phase), Water & Drainage are all connected to the property.

RATES:

Assessed as: Offices & Premises
Rateable Value: £2,900 rising to £3,750 on 01/04/2023

The property qualifies for the small business rates relief. Interested parties should address their enquiries to South Hams District Council to check their eligibility.

TERMS: The property is available on a new lease at an annual rent of £5,000 per annum exclusive.

VAT: Vat is not chargeable on this unit.

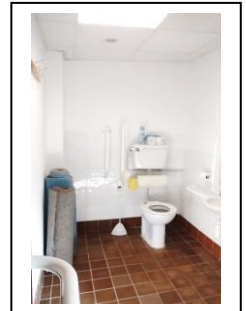
EPC: Energy Performance Rating D.

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

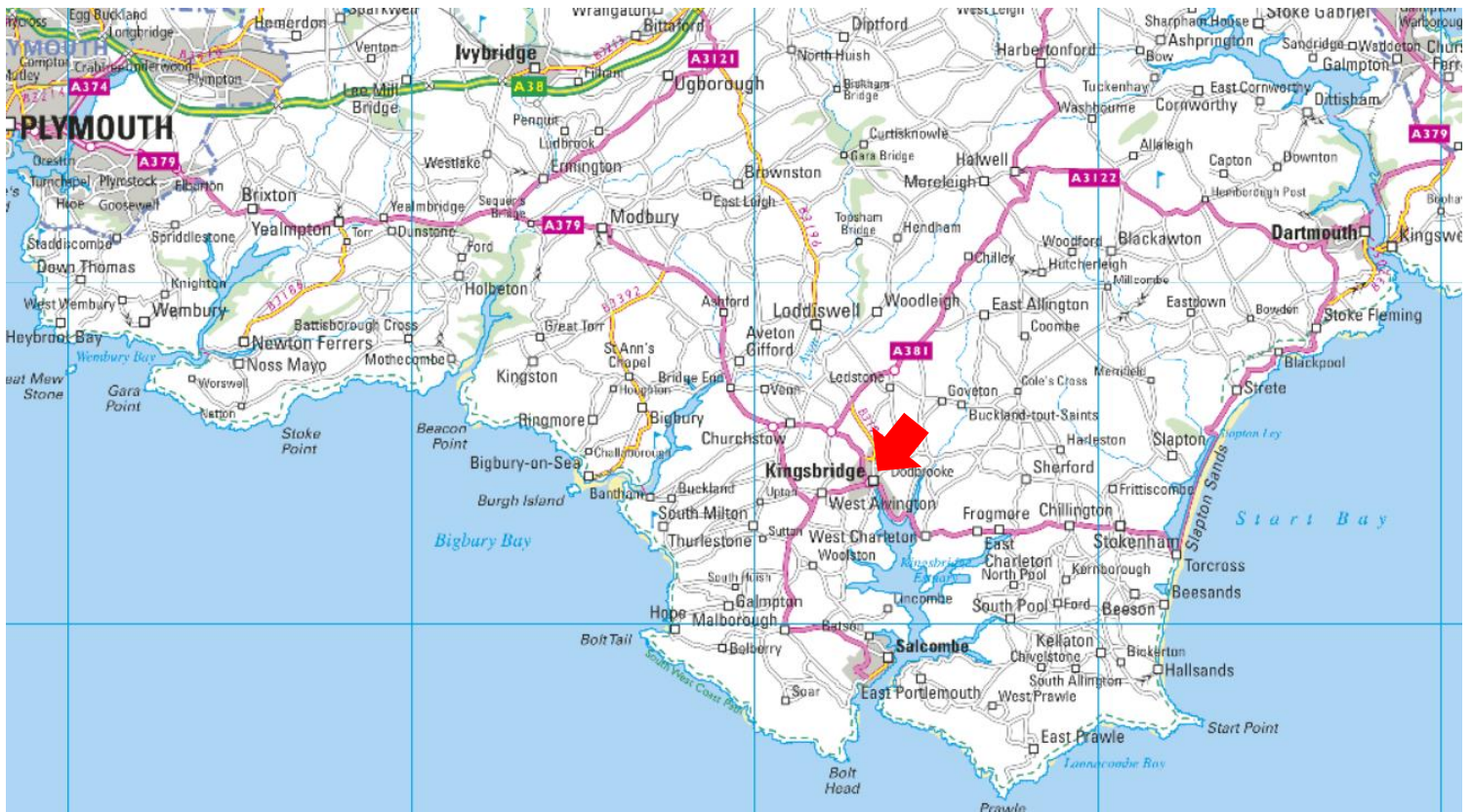
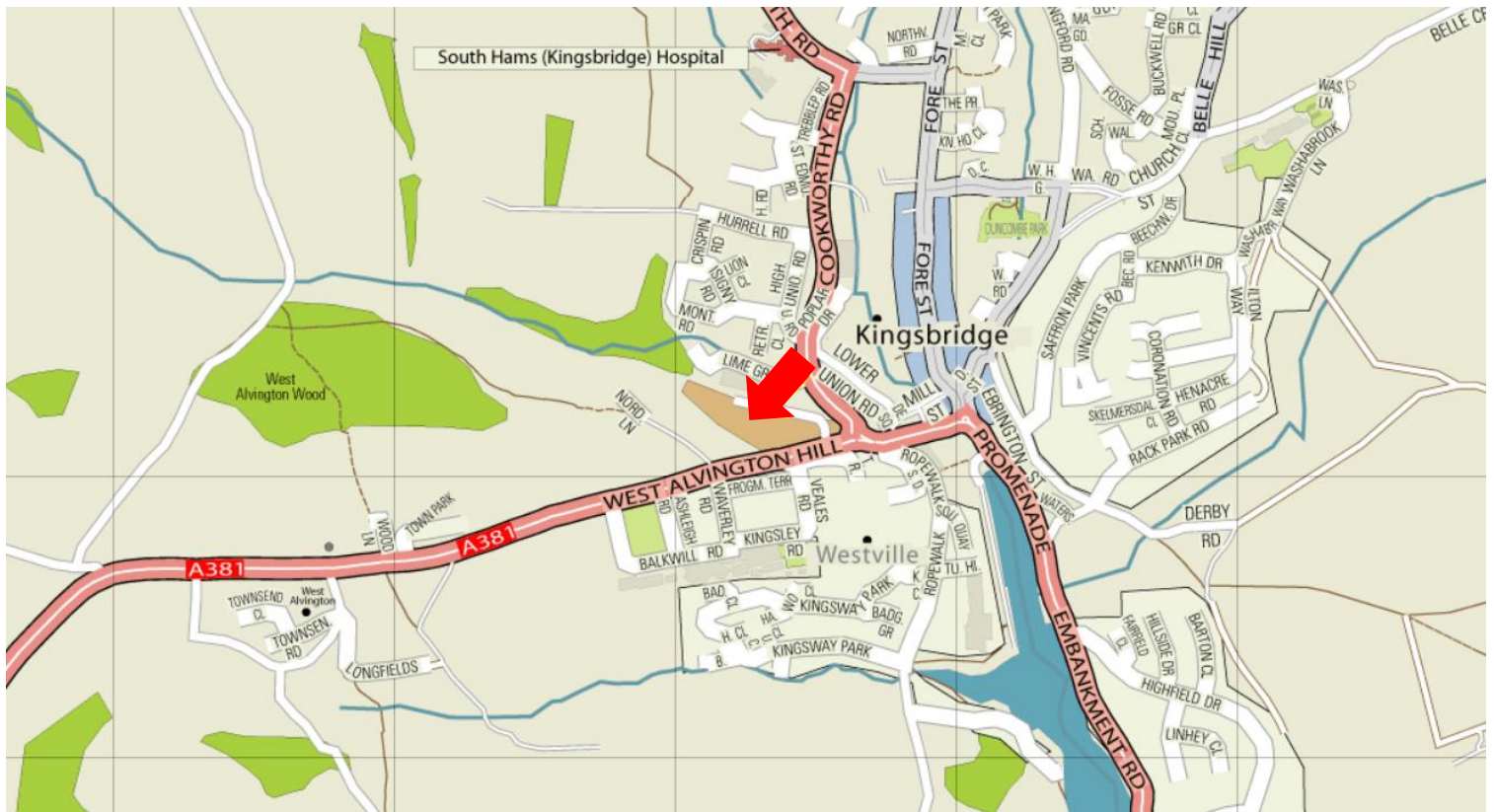
HUDSON & Co. covering the South West
Contact: DAVID EDWARDS / SUE PENROSE
Tel: 01392 477497 / 01548 831313
info@hudsoncom.co.uk



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

01392 477497

Unit 3a Old Station Yard Kingsbridge TQ7 1ES



01392 477497