

# 5 Fore Street

Ref No: 4964

Kingskerswell, Newton Abbot, Devon, TQ12 5HT



## Ground Floor Retail Unit in Popular Village Shopping Parade

Net Internal Area Approx: 60m<sup>2</sup> (648 sq ft)

Located in the Village of Kingskerswell

Ample Street Parking and Car Park Nearby

Viewing Highly Recommended

Annual Rental of £8,950

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## LOCATION

Kingskerswell is set between Newton Abbot (2.5 miles) and Torbay (5 miles) and is easily accessible via the Old Newton Road. Links to the nearest cities of Exeter and Plymouth are also easily reached via the Penn Inn Roundabout (4 miles).

Situated on Fore Street, the premises is part of a small parade of independent businesses including a Hairdressers, Beauty Salon, Retailers, Post Office, Garage and a Co-op Convenience Store.

Fore Street benefits from hour long on street parking and has a large free to use car park.

## DESCRIPTION

Comprising a ground floor retail shop, the unit has previously been used as a retail premises but it's layout, size and location makes it a versatile unit, ideal for a variety of different occupiers (subject to consent).

The accommodation briefly comprises:-

### RETAIL AREA

17' 7" x 13' 0" (5.36m x 3.96m) (max)  
Laminate flooring, suspended ceiling and integrated strip lighting.

### SECONDARY RETAIL AREA

15' 5" x 11' 10" (4.69m x 3.60m) (max)  
Suspended ceiling with integrated strip lighting and slat boarding on walls.

### KITCHENETTE

10' 7" x 8' 5" (3.23m x 2.57m) (max)  
Stainless steel sink with drainer, with electric under sink water heater.

### STORE ROOM

10' 6" x 6' 11" (3.21m x 2.12m) (max)

### TOILET

Low level WC suite with wash hand basin.

### RENT

Offered to let at an asking rent of £8,950 per annum.

### LEASE

A new 6-year IRI lease with a rent review mid-way through. A tenant only break clause may also be accommodated in line with rent review, providing 6 months prior written notice.

The lease will be contracted outside of the Landlord and Tenant Act 1954. The tenants will reimburse the landlords for a proportion of the buildings insurance premium.

## BUSINESS RATES

2023 List: £7,000.

**Please note this is not Rates Payable.** Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Local Billing Authority, Teignbridge District Council, for further information on Rates Payable.

## LEGAL COSTS

A contribution of £395 + VAT is required towards the Landlords legal costs, including abortive costs, for this transaction.

## EPC RATING C

## VIEWING

Strictly by prior appointment with the Joint Agents, Bettesworths & Noon Roberts.

Bettesworths – Tel. 01803 212021.

Noon Roberts – Tel. 01392 691007.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**RICS**

**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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