

# TO LET

RETAIL

Unit 10 The Anchor Centre Bridge St Kingsbridge TQ7 1SB



- New Lease
- Town Centre Location
- Busy South Hams town

HedgeLand

Property Consultants

## LOCATION

Kingsbridge is a vibrant South Hams town with a resident population in excess of 6,000 and large catchment area including Salcombe. The site is conveniently located within the town centre

## DESCRIPTION

The Anchor Centre is a purpose built arcade design development with weatherproof glass roof to create an attractive trading area. The arcade forms a cluster of shops with a variety of uses. On street parking/loading bay is located directly outside the property and the main public car park is nearby.

## ACCOMMODATION AVAILABLE

The accommodation provides the approximate floor areas as follows:

### Ground floor sales

294 sq ft (27.3 sq m)

Stairs leading to:

### First floor sales/storage

195 sq ft (51 sq m)

Kitchenette  
WC

## SERVICES

Mains water, drainage and electricity

## RATEABLE VALUE

The rateable value (2023) is indicated on the Valuation Office website as £4700. We recommend interested parties make their own enquiries (SHDC 01803 861234) concerning 100% rates relief that is applicable for this property.

## LEASE TERM

The property is available on a new flexible Lease. Further details on request. A Rent Deposit will be required to secure the Lease.

## RENT

£7750 pax. Rent is to be paid quarterly in advance.

## VAT

All prices are exclusive of VAT and if applicable will be charged at the prevailing rate.

## LEGAL COSTS

Parties are to pay their own costs in the transaction.

## PLANNING

We understand the current use is within Class E.

## SERVICE CHARGE

A service charge is applicable – full details on request

## EPC

A full Energy Performance Certificate is available. The unit currently is registered as D/85

## VIEWING

By appointment only.  
Javan Spencer  
HedgeLand Property Consultants

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Floorplans are for illustrative purposes only. Please note that HedgeLand Property Consultants uses every endeavour to ensure the accuracy of its plans however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you please carry out your own inspection or contact HedgeLand Property Consultants.