



15 Duncombe Street

Kingsbridge, TQ71LR

Semi-detached, freehold, commercial building

1,537 sq ft

(142.79 sq m)

- Arranged over ground and first floor
- Located in a popular tourist town in Devon
- Existing class E use
- Potential for redevelopment, subject to gaining necessary planning consents.

Summary

Available Size	1,537 sq ft
Rates Payable	£4,966.40 per annum
Rateable Value	£9,700
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own legal costs.
EPC Rating	Upon Enquiry

Location

Kingsbridge is a market town in the South Hams district of Devon. It has a population of approximately 6,100 people which is often increased by tourist numbers during the summer months given its proximity to Kingsbridge Estuary. The property is situated on Duncombe Street, a predominately residential area albeit with Kingsbridge Fire Station being located broadly opposite to the building. At the western end of the road it connects to Fore Street which is the main retailing pitch for the town centre.

Description

The property comprises a two storey, commercial building of brick and block construction at ground floor level and a wooden frame with steel cladding on first floor. There is a car port at the side of the building as well as a driveway at the front of the property. The ground floor of the property provides a former chapel of rest. The first floor is accessed by an external staircase at the rear and comprises a workshop space. We understand this accommodation has not been used for a number of years.

Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m
Ground - Office/Ancillary	655	60.85
1st - Workshop	882	81.94
Total	1,537	142.79

Tenure

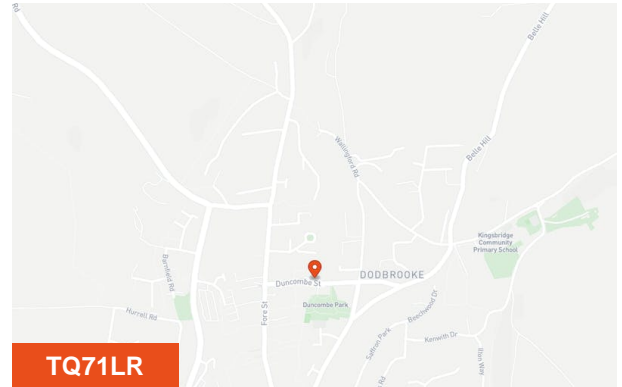
Freehold.

Pricing

Lot 128– Former Funeral Parlour, 15 Duncombe Street, Kingsbridge, Devon - Auction Guide Price – £90,000 - Plus fees. The property is to be offered online by Clive Emson Auctioneers on 1st November 2023. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, the successful purchaser will be required to provide and satisfy the Vendor and their agents on the source of funds used to acquire the Property in advance of an exchange of contracts.



Viewing & Further Information

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