

3-5 Fore Street

Ref No: 3807

Kingskerswell, Devon, TQ12 5HT



Excellent Mixed Commercial/Residential Investment

Two Commercial Ground Floor Shops, Two x 2 Bed Flats, Single Garage to the Rear

Potential Income of £30,200 Per Annum (Plus Garage Rent)

Well Managed and Substantial Asset in an Excellent Location

Strong Income Return on Capital

£375,000 Freehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



3-5 Fore Street

Kingskerswell, Devon, TQ12 5HT

DESCRIPTION

Situated at the heart of Kingskerswell, this property presents an attractive opportunity to acquire a large and diverse investment in a popular residential location. The property is a core part of Fore Street which hosts a mixture of independent occupiers including professional services, retail and motor trade with a Co-operative supermarket and public car park nearby.

The commercial units are tenanted by an Independent Financial Advisor and a Barber Shop and are both presented to a high standard. These businesses benefit from the one hour parking available directly outside and their own private access, making them entirely separate from the residential element of the building.

The property is superbly maintained throughout and has recently been externally redecorated. Both flats are two bed which are currently let on Assured Shorthold Tenancies. Flat 2 benefits from a large external patio space.

A breakdown and schedule of rents is available upon request.

The accommodation briefly comprises:-

3 FORE STREET

Let to an Independent Financial Advisor on a 10 year Internal Repairing Lease from 2017, with an upward only rent review at the third anniversary.

RETAIL AREA 39.99m² (430 sq ft)

WC

Store Cupboard

5 FORE STREET

Let to Kerswell Barbers on a 6 year Internal Repairing Lease from 2020, with an upward only rent review at the third anniversary.

RETAIL AREA 50m² (538 sq ft)

REAR OFFICE AREA 7.15m² (77 sq ft)

STAFF KITCHEN & WC

Both shops have independent Electric, Gas and Water supplies and meters.

FLAT 1

A spacious two bedroom apartment let on an AST. Comprising large lounge and large fully fitted kitchen, second bedroom and WC on the lower floor, with the master bedroom and bathroom on the upper floor.

FLAT 2

A spacious two bedroom apartment let on an AST. Comprising large lounge and large fully fitted kitchen, second bedroom, shower room & WC on the lower floor, with the master bedroom and en-suite bathroom on the upper floor. Flat 2 also has a large patio area over the garage.

The flats are fully carpeted throughout with high quality carpet except bathrooms and kitchens which have Industrial grade vinyl flooring.

Flat 1 was refurbished in 2019 and Flat 2 has been refurbished in July 2020.

Both Flats have independent Electric, Gas and Water supplies and meters.

GARAGE

15' 3" x 15' 3" (4.66m x 4.66m)

The garage to the rear is currently used for storage. Vacant possession is available on completion. However, vendors would consider remaining as tenants, subject to terms.

EPC RATINGS

Flat 1 at 3 Fore Street – D.

Flat 2 at 3 Fore Street – D.

3 Fore Street – D.

5 Fore Street – Awaited.

COUNCIL TAX BAND

Flat 1 at 3 Fore Street – A.

Flat 2 at 3 Fore Street – A

RATEABLE VALUE

3 Fore Street - 2017 List: £4,150.

5 Fore Street - 2017 List: £5,400.

Please note Rates are the responsibility of the occupier. 100% Small Business Rates Relief will be available to qualifying occupiers. Interested parties are advised to make their own enquiries with the Local Billing Authority.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

www.bettsworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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.

Interested in this property?
T.01803 21 20 21 bettsworths.co.uk

