

# 2a The Square

Ref No: 2844

Kingswear, Devon, TQ6 0AA



## Rare Opportunity to Purchase Kingswear Shop

Highly Visible Location

Net Internal Area Approx: 23m<sup>2</sup> (248 sq ft)

Would Suit a Variety of Uses

Long Leasehold

Offers in Excess of £70,000 Leasehold

Interested in this property?

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## LOCATION

Set on the East bank of the River Dart, Kingswear is a small village sitting opposite the town of Dartmouth, within the South Hams area of outstanding natural beauty. The small village is well known for its popular steam railway station, ferry crossing and idyllic coastal scene. Kingswear is a gateway connecting Torbay to Dartmouth and the South Hams beyond via the lower ferry crossing and consistently sees a large number of tourists in the summer, with locals using the route throughout the year making this an attractive position for year-round trade.

## DESCRIPTION

The shop itself comprises a small retail unit with storage, well positioned in a highly visible location, to all those travelling through Kingswear with post office, village shop and professional services all within short walking distance.

The accommodation briefly comprises:-

### MAIN RETAIL AREA

17' 1" x 8' 2" (5.2m x 2.5m)

### REAR RETAIL AREA

8' 10" x 8' 6" (2.7m x 2.6m)

## TENURE

The property is held on a long lease within excess of 70 year remaining. Ground rent payable of £60 per annum. Further enquiries to be made through the Agents, Bettsworths.

## BUSINESS RATES

We have been informed that the following Rateable Value applies:

2017 List: £2,500.

**This is not Rates Payable.** Qualifying occupiers will be eligible for 100% Business Rate Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams Council.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Viewing is to be arranged by prior appointment with the Sole Agents, Bettsworths. Tel: 01803 212021.

## EPC RATING 'E'



[www.bettsworths.co.uk](http://www.bettsworths.co.uk)  
29/30 Fleet Street  
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TQ1 1BB



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