



Luscombe Maye

Since 1873

Fore Street, Kingsbridge, TQ7 1NY

£250,000

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Luscombe Maye are pleased to bring to the market this mixed-use unit occupying a prominent position within a busy town centre location.

The property comprises a ground floor retail premises with a self-contained residential flat arranged over the first and second floors. The ground floor shop is currently operating as a fresh food and grocery store, with the tenant in situ and continuing to trade from the premises.

The retail space offers a bright and well-presented shop area with good frontage onto the high street, providing excellent visibility and natural footfall. The accommodation is arranged to provide a practical retail layout with additional space to the rear for storage and ancillary use. A key feature of the property is the external yard, which benefits from separate side access to the retail unit

The freehold residential accommodation is accessed independently and arranged over two floors. The first floor comprises a well-proportioned living room, kitchen, bathroom and a second bedroom. The second floor provides a spacious principal bedroom, equip with an en suite, with characterful features. The flat is naturally presented throughout and offers comfortable living accommodation above the commercial premises.

Situated in a central town location, the property benefits from a prominent position surrounded by a variety of independent retailers, cafés and local businesses, contributing to consistent activity within the area.

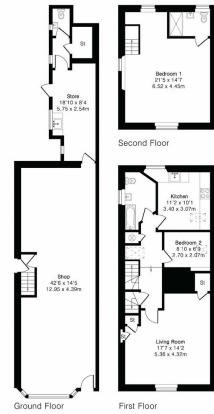
FURTHER INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information(<https://moverly.com/sale/AWZSDn3tEnyZ6KvbYmf1es/view>). Alternatively, you can contact our team for this information.

Verified Material Information



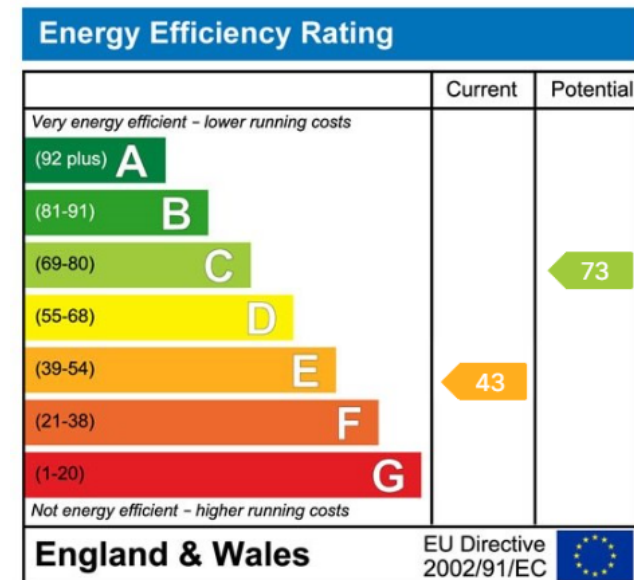
Approximate Gross Internal Area 1871 sq ft - 175 sq m
 Ground Floor Area 845 sq ft - 79 sq m
 First Floor Area 674 sq ft - 63 sq m
 Second Floor Area 352 sq ft - 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Mixed-use unit
- Self-contained flat
- Retail premises
- Independent access
- Town centre location
- External Yard with Separate Side Access
- Two bedroom flat



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Kingsbridge:
 62 Fore Street, Kingsbridge TQ7 1PP
 01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com