

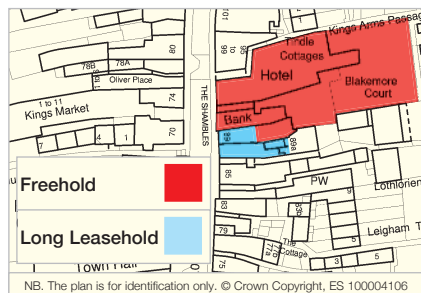
Kingsbridge

Former Kings Arms Hotel, 91-93 Fore Street & Upper Parts of 89 Fore Street, Devon TQ7 1AB

- **A Freehold Grade II Listed Former Hotel and adjoining Long Leasehold Upper Parts**
- **Planning Permission for Change of Use and Conversion of Grade II Listed Hotel to provide 15 Residential Units, Two Commercial Units (A3/A1) and Two New Build Residential Units to rear**
- **Further Planning Permission for Change of Use from Offices (A2) above 89 Fore Street to Four Residential Dwellings**
- **Listed Building Consent Now Expired**
- **Large Car Parking Area**
- **Site Area Approximately 0.19 Hectares (0.5 Acres)**

Vacant Possession

EIGHT WEEK COMPLETION AVAILABLE



To View

The property will be open for viewing on Monday 14th, Thursday 17th, Friday 18th, Monday 21st, Tuesday 22nd and Thursday 24th before the Auction between 12.00 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs RMPI LLP (Ref: Isabelle Engel).
Tel: 0207 318 4484.
Email: iengel@rmpi.co.uk

VACANT – Freehold Building and Long Leasehold Upper Parts with Planning



Tenure

Freehold and Long Leasehold Upper Parts.

Location

Kingsbridge is a market town and tourist hub in the South Hams district of Devon. The property is centrally located on the east side of Fore Street. There is a growing number of smart shops locally, together with Tesco and Morrisons superstores. Kingsbridge Community College has over 1,000 pupils and Kingsbridge Community Hospital is also close by. The town is situated within the South Devon Area of Outstanding Natural Beauty (AONB), and the spectacular South Devon coast and sailing venues including Salcombe has developed Kingsbridge into a popular tourist destination.

Description

The property comprises a mid terrace former hotel arranged over ground and two upper floors, together with the upper parts (first and second floors) of an adjoining building arranged over a commercial ground floor. The property benefits from a large car parking area to the side and rear.

Accommodation

Former Hotel and Offices

Site Area Approximately 0.19 Hectares (0.5 Acres)

GIA Approximately 1,870 sq m (20,129 sq ft).

All measurements supplied by Vendor.

Property	Unit	Approximate GIA
Kings Arms Hotel	1	125 sq m (1,346 sq ft)
	2	105 sq m (1,130 sq ft)
	3	74 sq m (797 sq ft)
	4	90 sq m (969 sq ft)
	5	108 sq m (1,163 sq ft)
	6	91 sq m (980 sq ft)
	7	59 sq m (635 sq ft)
	8	79 sq m (850 sq ft)
	9	95 sq m (1,076 sq ft)
	10	111 sq m (872 sq ft)

Planning

Local Planning Authority: South Hams District Council.
Tel: 01803 861234.

89 Fore Street

Full planning permission (Ref: 2747/15/FUL) was granted on 19th November 2015 for 'alterations and works to facilitate change of use from offices (A2) to 4 No residential dwellings (C3)'. Listed building consent (Ref: 28/3174/14/LB) was granted on 11th February 2015. This has now expired.

Kings Arms Hotel

Full planning permission (Ref: 1515/17/FUL) was granted on 7th December 2017 for change of use and conversion of Grade II listed hotel into 13 residential units on the ground and upper floors, two new build residential units at the rear, two commercial premises at ground floor: restaurant/bar/public house/café (class A3/A4) and a retail unit (class A1).

Once completed, the property will provide 19 residential units and two commercial units as detailed in the schedule below.

Property	Unit	Approximate GIA
Kings Arms Hotel	11	79 sq m (850 sq ft)
	12	100 sq m (1,076 sq ft)
	13	81 sq m (872 sq ft)
	14	66 sq m (710 sq ft)
	15	45 sq m (484 sq ft)
	Total	1,308 sq m (1,346 sq ft)
	A3 Unit	165 sq m (1,776 sq ft)
	A1 Unit	38 sq m (409 sq ft)
	Total	203 sq m (2,185 sq ft)
	22 Car Parking Spaces	

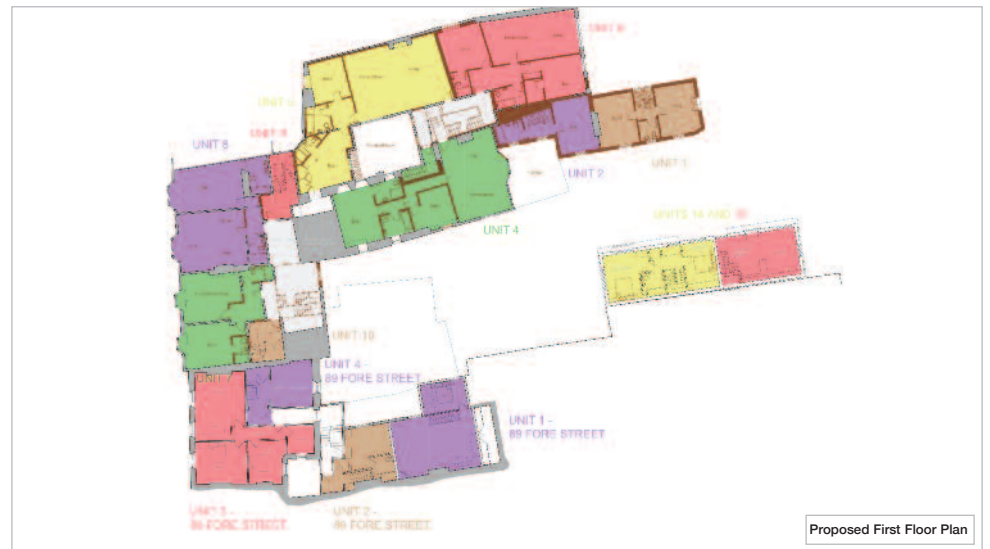
Property	Unit	Approximate GIA
89 Fore Street	1	70 sq m (753 sq ft)
	2	123 sq m (1,324 sq ft)
	3	57 sq m (614 sq ft)
	4	60 sq m (646 sq ft)
	Total	310 sq m (3,337 sq ft)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan