



Bantham Garage, Thurlestone
Kingsbridge

Offers Over
£500,000

The Property:

A substantial freehold former motor garage and workshop, extending to approximately 2908 sq ft internally, with a large forecourt providing parking for six or more vehicles and additional outside space to the rear.

Bantham Garage operated as a motor garage for many years, although no business has traded from the premises for approximately six years. During that time, the building has principally been used by the current owners for storage.

Located at the top of the village and enjoying sea views, the majority of the accommodation comprises a substantial open workshop, with multiple vehicle access doors across the front elevation. Internally, the building retains much of its traditional garage character, including exposed timber roof structures, extensive roof glazing and rooflights providing good levels of natural light. There are also what appear to be former vehicle inspection/working pits.

Alongside the principal workshop is a smaller office/workroom, together with further ancillary areas. A range of existing workshop fittings and equipment remain within the building.

Externally, the property benefits from a sizeable forecourt with parking for six or more vehicles, together with useful access and manoeuvring space. To the rear of the buildings is a further area of land providing additional outside space and sea views.

Mains electricity, water and drainage are understood to be connected. The site has had its fuel tanks decommissioned.

The property is offered freehold with vacant possession upon completion and sold as seen.

Bantham Garage provides an unusual opportunity to acquire a sizeable commercial premises in this sought-after area of the South Hams and may suit continued use as a garage/workshop, storage or other commercial purposes, subject to any necessary consents.





Purchasers considering any alternative use or redevelopment should make their own enquiries with the Local Planning Authority. No representation or warranty is made by the seller or Kingsbridge Estate Agents that consent for any alternative use or development will be granted.

The Location:

Thurlestone is a picturesque seaside village in the heart of the South Hams. With stunning beaches and coastline walks you are spoiled for choice. The village also boasts a sought after 18 hole golf course, a village shop and post office and the popular Village Inn pub & restaurant. Thurlestone Hotel is only a short walk away and has spa facilities and tennis courts and the villages of Bantham and Hope Cove are a short walk away making Thurlestone a great place to live and work.

Further Information & Services:

Tenure: Freehold.

Current/Previous Use: Former motor garage/workshop. The sellers advise that no business has operated from the premises for approximately six years and it has more recently been used for storage.

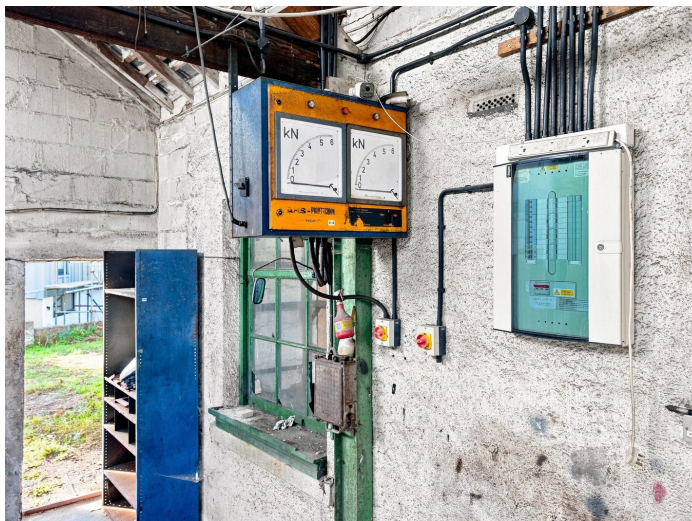
Approximate Floor Area: 2908 sq ft internally.

Parking: Forecourt parking for approximately six or more vehicles.

Services: Mains electricity, mains water and mains drainage are understood to be connected. Prospective purchasers should satisfy themselves as to the availability, capacity and condition of all services.

Business Rates: The seller states a current Rateable Value of £5,370. Prospective purchasers should make their own enquiries with the Valuation Office Agency and South Hams District Council regarding the current rateable value, rates payable and eligibility for any relief.

Planning: The property is understood to have an existing garage/workshop use. The seller advises that a previous change-of-use application was made in 2019 and refused. Prospective purchasers should make their own enquiries of South Hams District Council regarding the existing lawful use, planning history and suitability of the premises for their intended use.



Fixtures, Fittings & Equipment: The property is sold as seen. The seller has indicated that certain workshop equipment, shelving, workbenches, office furniture and office equipment are included. The car and boat currently at the property are specifically excluded. Purchasers should establish through their solicitor precisely which items are included prior to exchange of contracts.

Environmental: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

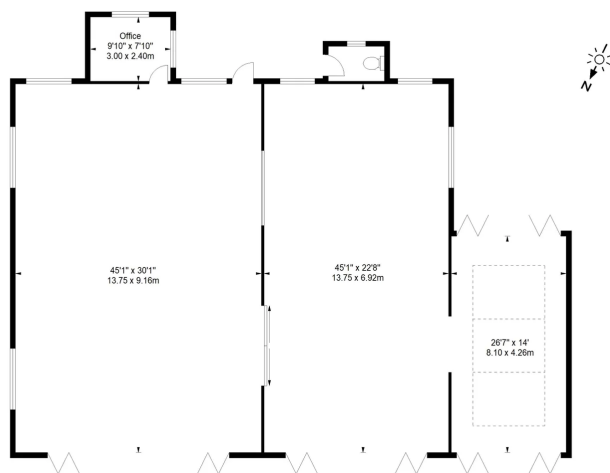
EPC Rating: G

VAT: The property is not VAT registered. There is a land stamp duty as it is non residential land.

Viewings strictly by prior appointment through Kingsbridge Estate Agents.



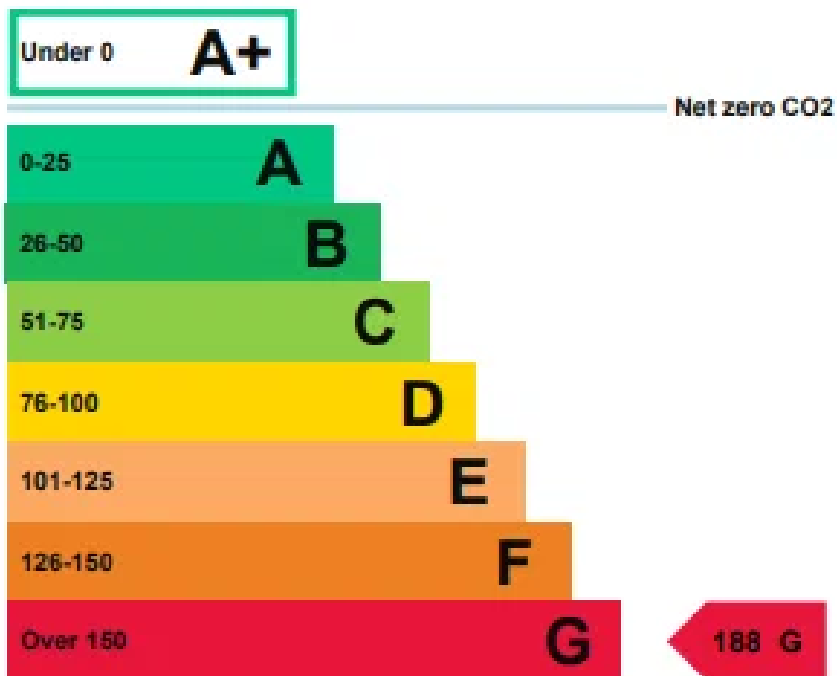




Approximate Gross Internal Area = 270.16 sqm / 2908 sq ft
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Energy rating and score

This property's energy rating is G.



Kingsbridge - Sales

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Disclaimer:

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.