

On the instructions of Michelle Weir, Administrator of
Nigel Green Property Sales & Rentals Limited



www.ps2property.co.uk

4 IMPERIAL BUILDINGS, EXETER ROAD, KINGSTEIGNTON, TQ12 3HZ

- Two adjoining A2 shop/office units
- Shop 1 – 33.63 sq m (362 sq ft) plus WC
- Shop 2 – 18.77 sq m (202 sq ft) plus WC
- Freehold for sale with vacant possession of ground floor but subject to long ground lease of first floor residential flat

Offers invited in region of £100,000

Contact: Nick Wheeldon, MRICS

**Edward
Symmons**

01752 222233

www.edwardsymmons.com



April 2009

On the instructions of Michelle Weir, Administrator of the Nigel Green Property Sales & Rentals Limited business, we are now instructed to dispose of the freehold interest in the last remaining office.

THE PREMISES

The premises offer two ground floor lock-up shop/office units, both with A2 consent. The properties can be used for A1 retail without the need for planning consent by virtue of the permission of the General Development Order.

All other uses (A3, A4 or A5) will need a change of use and enquiries regarding this can be made to Teignbridge District Council on 01626 215743.

The premises are available freehold with vacant possession of the ground floor but subject to the long leasehold interest of the 2-bedroom flat at first floor.

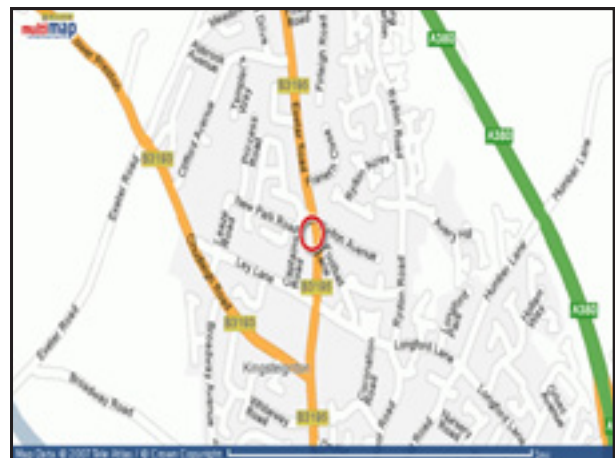
ACCOMMODATION

Shop 1

Ex Nigel Green open plan office
Internal width: 4.78m
Depth: 7.30m
WC and WHB

Shop 2

Ex Mortgage Talk front and rear offices
Internal width: 3.54m
Depth: 6.00m
WC and WHB



VAT

All prices quoted are exclusive of VAT where chargeable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction

PRICE

Offers are invited in the region of £100,000.

VIEWINGS & FURTHER INFORMATION

By appointment with the sole agents,
Edward Symmons LLP.

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Ref: 092530

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the 'Vendor') and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

