

Detached Property at Station Road

Ref No: 4872

Station Road, Totnes, Devon, TQ9 5JR



Detached Day Nursery Premises in Central Totnes

An Opportunity for Owner Occupiers or Tenant Occupiers

Net Internal Area 245m² (2,637 sq ft) - Parking for 6 Vehicles

In Need of Modernisation but a Superb Opportunity

NOTE: This Property is Only Available for Use as a Day Nursey/Creche

£375,000 Freehold

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



Detached Property

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LOCATION

The property is located on the northern side of Totnes Railway Station (London bound side). This is an ideal location, with easy links to Totnes town centre and the A38 Devon expressway at Buckfastleigh (7 miles).

Totnes Mainline Railway Station provides regular service to the south east and the north, as well as Plymouth and Cornwall.

The property is a purpose-built block arranged at present to provide a variety of sized rooms with ancillary stores, kitchen and WC.

DESCRIPTION

The property is in need of refurbishment, but presents a unique opportunity to occupy such a space in this location.

The property comes with the provision of 6 owned car parking spaces.

ACCOMMODATION

The Net Internal Area of the property is 245m² (2,637 sq ft), arranged as per the attached floor plan.

TENURE

The property is being sold freehold, with Vacant Possession.

The property is also available 'To Let' at a rent of £35,000 per annum. Please enquire for further details.

NOTE: This Property is Only Available for Use as a Day Nursey/Creche.

BUSINESS RATES

We are informed that the property has the following Rateable Value:

2023 List: £15,500.

Please note this is not Rates Payable. Interested parties should make their own enquiries with the Agents, as to the estimate of Rates Payable.

UTILITIES

Mains, water, gas and electricity are connected. Services have not been tested.

VAT

VAT is not applicable.

EPC RATING E

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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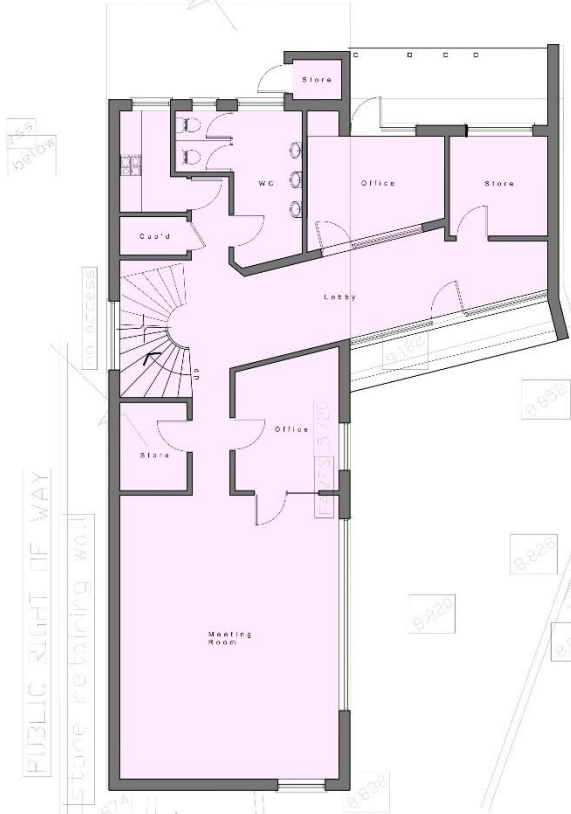
Detached Office Property

Station Road, Totnes, Devon, TQ9 5JR

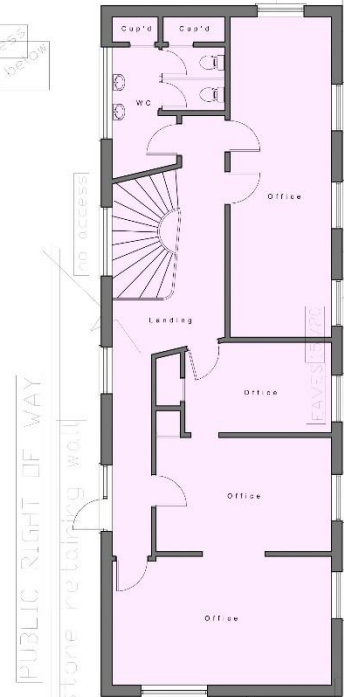
CLIENT ISSUE

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BUILDING 10
14,194sqm GIA GROUND FLOOR
111,56sqm GIA FIRST FLOOR



EXISTING GROUND FLOOR PLAN 1:100



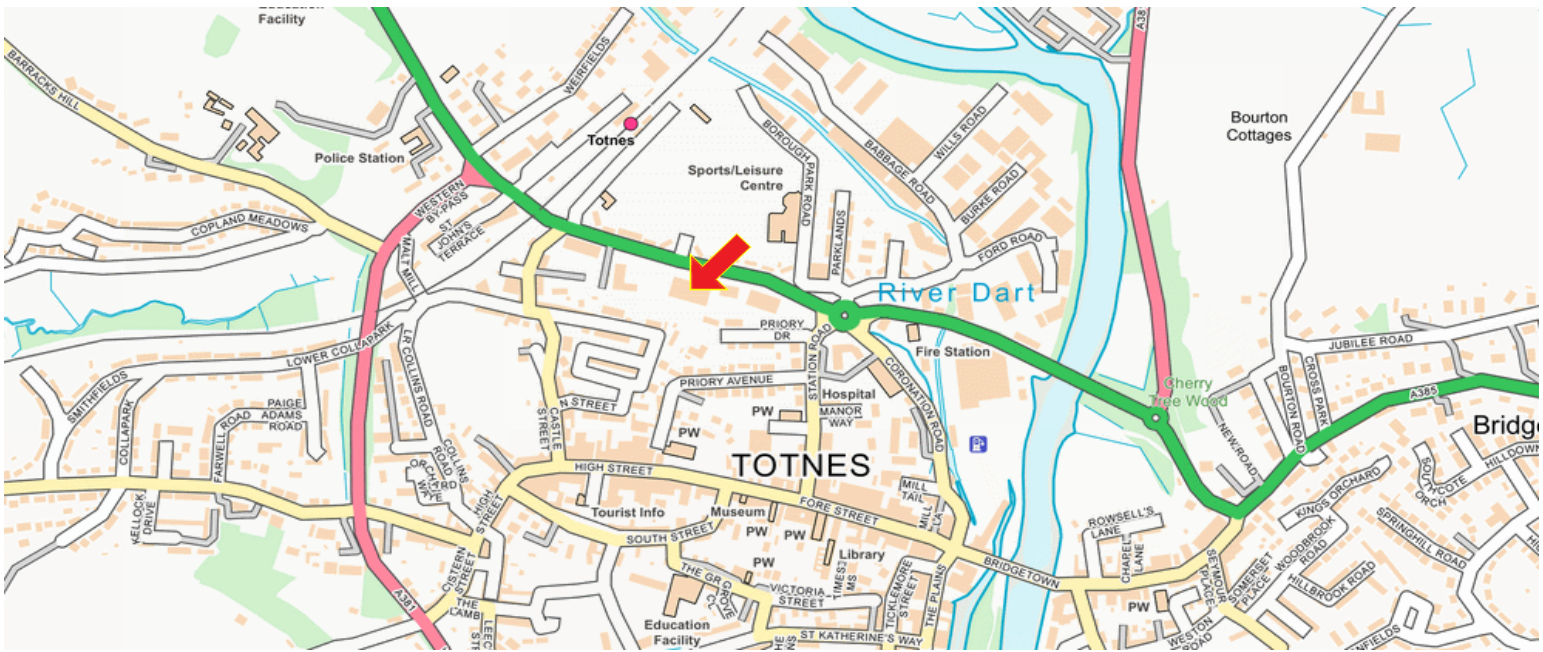
EXISTING FIRST FLOOR PLAN 1:100

Level: Existing UK Ltd
 Date: 14/05/2014
 Title: (Former Dairy)

Proposed Development of Former Dairy site
 (Existing Office Building) appx

Scale: 1:100
 Date: 14/05/2014
 Author: J.A.

3D ARCHITECTURE
 RTBA
 100 High Street, Totnes, Devon, TQ9 5JR
 Tel: 01803 212021
 www.bettesworths.co.uk



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T.01803 21 20 21 bettesworths.co.uk





Detached Office Property

Station Road, Totnes, Devon, TQ9 5JR



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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