

Upper Floor Offices

Ref No: 5132

2 Fore Street, Totnes, Devon, TQ9 5DX



Well Presented Town Centre Offices Available To Let

Modern Office Accommodation Presented in Good Condition

Office Accommodation Approx. 95m² (1,022 sq ft)

Town Centre Location at the Bottom of Fore Street

Period Property with Modern Internal Fit Out

Annual Rental of £14,000

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LOCATION

Totnes is a vibrant market town in the South Hams, renowned for its independent retailers, cafes, and eateries. The town is a popular year-round destination for residents and tourists alike. With a strategic location linking Torbay to Plymouth via the A385, Totnes offers an ideal base for businesses looking to establish themselves in South Devon.

DESCRIPTION

The Upper Floor Offices at 2 Fore Street are accessed via a dedicated entrance from the street level. The accommodation is arranged over three floors, comprising two floors of modern office space and a third-floor storeroom. The offices are divided into smaller workspaces, providing flexible options for tenants.

The property benefits from LED lighting, gas central heating, and a kitchenette located on the first floor. The premises are presented in good condition, ready for immediate occupation.

The accommodation briefly comprises:-

FIRST FLOOR

OFFICE

18' 4" x 14' 5" (5.60m x 4.40m)

Double doors leading to:-

FRONT OFFICE

19' 8" x 13' 1" (6.00m x 4.00m)

KITCHENETTE

7' 10" x 3' 10" (2.40m x 1.17m)

WC

SECOND FLOOR

OFFICE

19' 1" x 15' 0" (5.82m x 4.56m)

OFFICE

18' 8" x 13' 4" (5.70m x 4.07m)

WC

THIRD FLOOR STOREROOM

19' 4" x 17' 3" (5.90m x 5.27m)

A storeroom in the attic of the premises. The space has restricted head height and is limited to storage use.

UTILITIES

The offices are metered for electric, water and gas. The tenant will be responsible for their own contracts and usage.

TENURE

The offices are available on a new lease with terms to be agreed via negotiation.

BUSINESS RATES

2023 List: £7,000.

Please note that £7,000 is not the rates payable amount. The rates payable are approximately £3,493 per annum. Eligible parties will also be able to claim 100% Small Business Rates Relief on this premises.

EPC RATING C

VIEWING

Viewings are highly recommended and can be arranged by prior appointment with the sole agents, Bettesworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.lettingbusinesspremises.co.uk

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



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