

Unit 11 Ticklemore Street

Ref No: 4477

Totnes, Devon, TQ9 5EJ



Centrally Located Retail Unit Close to Fore Street & The Plains

Net Internal Area Approx 34.75m² (374 sq ft)

Suitable for a Variety of Retail, Office or Catering Uses

New Lease - Terms to be Agreed

An Opportunity Not to be Missed!

Annual Rental of £8,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Unit 11 Ticklemore Street

Totnes, Devon, TQ9 5EJ

LOCATION

Ticklemore Street is a convenient and quaint location in the heart of Totnes town centre, close to the prime area of Fore Street as well as The Plains and the Victoria Street carpark. This location offers an affordable but still very central option for occupiers for a variety of uses.

The unit is presented as a 'white box' shell ready for fit for either retail, office, catering or any number of other business uses (some of which may be subject to planning consent).

Totnes is a desirable and affluent town, with a thriving and bustling town centre.

Totnes is known for its fiercely independent local business trade, and this unit would be perfect for a small independent local business.

The accommodation briefly comprises:-

NET INTERNAL AREA

34.75m² (374 sq ft)

FRONTAGE

11' 10" (3.6m)

RETURN FRONTAGE

33' 4" (10.16m)

TENURE

The property is available by way of a new commercial lease, exact lease terms and lease length to be agreed by negotiation.

BUSINESS RATES

We have been informed that the property has the following Rateable Value.

2017 List: £7,300

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

RENT

£10,750 per annum.

SERVICE CHARGE

£1,147.52 + VAT per annum.

LEGAL FEES

Each party are to bear their own costs in any transaction.

VAT

Rent is subject to VAT.

EPC RATING B

VIEWING

Viewing is by prior appointment with either of the Joint Sole Agents.

Bettesworths

Tel. 01803 212021.

Michelmores Hughes Stags

Tel. 01803 865116.

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.leasingbusinesspremises.co.uk



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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

