

24 High Street

Ref No: 4928

Totnes, Devon, TQ9 5RY



Well Located Retail Unit in Totnes High Street

Located on a Busy Stretch of Totnes' High Street

Ground Floor NIA Approx 125m² (1,345 sq ft)

Suitable for a Variety of Retail Uses (STC)

New Lease Available – Terms Agreed on Negotiation

Annual Rental of £35,000

Interested in this property?

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LOCATION

The property is located in a busy and popular trading pitch on High Street, Totnes, between the Arch and the Market Square.

Totnes is a unique town with a vibrant, and individual atmosphere and trading reputation. The thriving Totnes retail scene boasts a diverse mix of quality independent traders and national occupiers.

The town is incredibly well supported by the local community and those from the outlying towns and villages of the South Hams. It is also a very popular tourist destination, with year-round influx of visitors to see the quaint and bustling town centre, the medieval Totnes castle, and the outstandingly beautiful surrounding countryside.

DESCRIPTION

A ground floor retail unit with a net internal area approximately 125m² (1,345 sq ft), ground floor stock room and upper ancillary floors for further storage and office space.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL

58' 3" x 19' 0" (17.76m x 5.79m)

STOCK ROOM

23' 0" x 12' 8" (7.00m x 3.86m)

FIRST FLOOR

Approx. 55m² (592 sq ft) of office and storage.

WC

SECOND FLOOR

Approx 55m² (592 sq ft) of storage.

TENURE

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

RENT

£35,000 per annum on FRI terms.

The freehold maybe available for purchase, please contact the Agents for more information.

BUSINESS RATES

2023 List: £26,500

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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.leasingbusinesspremises.co.uk



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