

# 66 Fore Street

Ref No: 4930

Totnes, Devon, TQ9 5RX



## Boutique Retail Unit in Totnes High Street

Located on a Busy Stretch of Totnes' High Street

Ground Floor NIA Approx 57m<sup>2</sup> (613 sq ft)

Suitable for a Variety of Retail Uses (STC)

New Lease Available – Terms Agreed on Negotiation

Annual Rental of £16,250

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## LOCATION

The property is located in a busy and popular trading pitch on Fore Street, Totnes, just below the East Gate Arch.

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 57m<sup>2</sup> (613 sq ft), with storage on ground and first floor.

The accommodation briefly comprises:-

### GROUND FLOOR RETAIL

52' 3" x 10' 7" (15.92m x 3.22m)

Good spec retail fit out, with floated ceiling, inset spotlights, wood effect lino flooring, CCTV and EAS system.

### KITCHENETTE/STORE

6m<sup>2</sup> (65 sq ft).

### WC

### FIRST FLOOR

### STORE

10' 11" x 10' 11" (3.34m x 3.33m)

## 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

£16,250 per annum on FRI terms.

## ADDITIONAL ACCOMODATION

The unit is currently connected to further office and storage rooms on the first and second floors, but these aren't actively being offered as part of the demise. The landlord may consider including the upper floors for an additional rent.

Interested parties are advised to speak to the agents, Bettesworths for further details.

## BUSINESS RATES

2023 List: £15,000.

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.

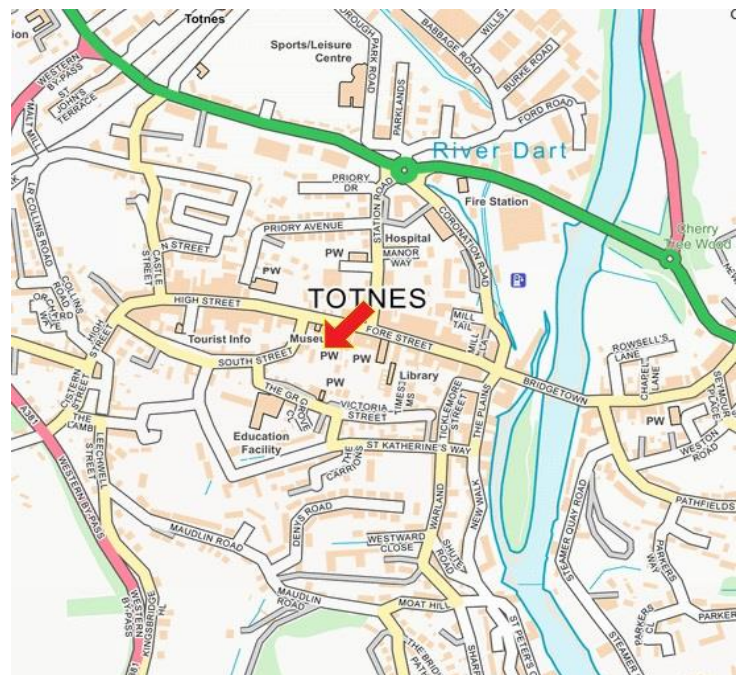
## EPC RATING D

## 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)



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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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