

39 High Street

Ref No: 5100

Totnes, Devon, TQ9 5NP



Retail Opportunity in Busy High Street Location

Ground Floor Retail Approx. 67m² (721 sq ft)

Net Internal Area Approx. 101m² (1,087 sq ft)

Busy Trading Location Opposite the Market Square

Excellent Retail Unit – with Large Covered Frontage

Annual Rental of £23,000

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LOCATION

The property is located in a busy and popular trading pitch on High Street, Totnes, opposite the Town Market Square and Guild Hall. 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

39 High Street comprises part of the 'Butter Walk' a Grade II Listed terrace of properties. The terrace is arranged with a variety of independent retailers and operators under a covered facade.

The unit itself is arranged for retail usage, with an open retail area, smartly presented with hardwearing floors, and plenty of lighting. To the rear is a changing room area, stock room, kitchenette and WC. The unit has plenty of attractive features with painted wooden beams and a section of ornate plastered ceiling.

This is an excellent opportunity for another retailer looking for a ready to trade from store, in a popular high street location.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL

Frontage: 6.24m (20' 6")

Depth: 11.72m (38' 5")

Minimum Width: 5.26m (17' 3")

CHANGING ROOM

17' 2" x 8' 0" (5.22m x 2.45m)

STOCK ROOM

10' 8" x 10' 10" (3.26m x 3.30m)

KITCHENETTE

10' 11" x 5' 4" (3.32m x 1.62m)

WC

SIDE CORRIDOR

51' 2" x 2' 10" (15.60m x 0.86m)

NET INTERNAL AREA: 101m²

BASEMENT

There is a basement space included with the unit, but it has not been inspected and is not utilised.

TENURE

The demise is offered to let on a new effective FRI lease, at a rent of £23,000 per annum. Exact terms of the lease are to be agreed on negotiation.

UTILITIES

The unit is connected to electricity, water and mains drainage.

BUSINESS RATES

2023 List: £22,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams council as to rates payable and potential business rates discounts.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Sole Agents, Bettsworths. 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.leasebusinesspremises.co.uk

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



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