

42 High Street

Ref No: 5209

Totnes, Devon, TQ9 5RY



Prominent Corner Retail Unit in Prime High Street Position

Extensive Glazed Dual Frontage to High Street and Market Square

Net Internal Area Approx. 65m² (700 sq ft)

Modern Fit-Out with High Specification

Excellent High Street Location in Popular and Busy Market Town

Annual Rental of £30,000

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T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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LOCATION

The premises are prominently situated on a corner position on the bustling High Street in Totnes, enjoying significant visibility with dual frontages onto both the main retail thoroughfare and the vibrant Market Square. Totnes is widely recognised for its eclectic mix of independent traders, national occupiers and its popularity with both locals and tourists. The town benefits from strong year-round footfall, enhanced by its historical appeal and picturesque surrounding countryside.

DESCRIPTION

42 High Street comprises a striking and highly visible corner retail unit, benefitting from generous glazed window frontages providing exceptional display spaces. Internally, the unit is fitted to a high standard, presenting a modern industrial aesthetic with an exposed concrete ceiling, retro pendant lighting and functional modern spotlights.

To the rear of the retail space, the unit provides well-equipped staff facilities including a kitchenette, WC, office and storage area. This is a rare opportunity to acquire a ready-to-trade retail unit in a sought-after location with high level fitout.

The accommodation briefly comprises:-

RETAIL AREA

38' 1" x 16' 7" (11.60m x 5.064m)

Door to:-

CORRIDOR

With shelving cabinet for a small stock holding.

KITCHENETTE

6' 2" x 4' 9" (1.89m x 1.45m)

OFFICE

5' 6" x 4' 9" (1.677m x 1.45m)

WC

TENURE

The property is available to let on a new effective Full Repairing and Insuring (FRI) sub lease at an annual rent of £30,000. The lease will be for a maximum term of 6 years and will be outside the LTA 1954.

UTILITIES

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

BUSINESS RATES

2023 List: £20,500

Please note this is not the amount payable. Interested parties are advised to contact South Hams District Council to confirm the rates payable and potential eligibility for retail rates reliefs.

EPC

The previous EPC has expired. A new assessment is to be commissioned.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction, unless otherwise agreed.

VIEWING

The shop is currently opened and interested parties can initially view as customers. Viewing of the staff areas will need to be arranged 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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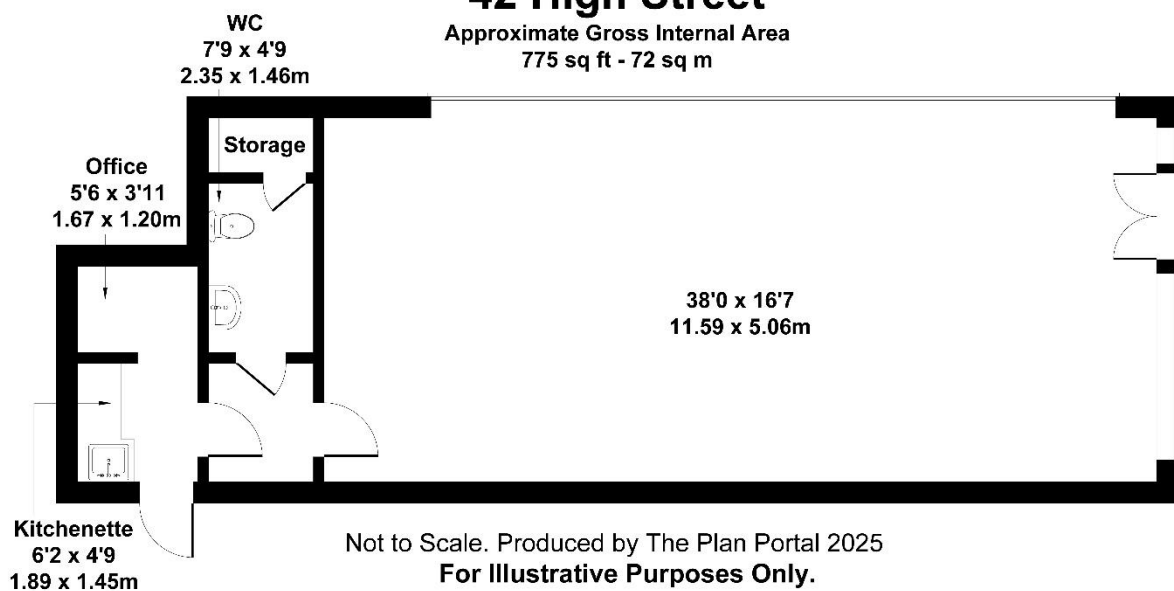
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Approximate Gross Internal Area
775 sq ft - 72 sq m



www.bettesworths.co.uk
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