



Unit 2, Elmhirst Lodge

Station Road, Totnes, Devon, TQ9 5NS



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Prominent Modern Commercial Unit in a Recently Developed Scheme
Ground Floor Retail / Office Space Extending to Approx. 45m² (484 sq ft)
Corner Position with Excellent Frontage and Natural Light
Located Close to Fore Street and Totnes Town Centre Amenities
Potential to Combine with Neighbouring Unit for Larger Premises

LOCATION

The property is situated on Station Road in the popular market town of Totnes, positioned close to the junction with Fore Street and the town centre. This location benefits from a steady flow of both pedestrians and passing traffic, linking the railway station with the town's high street. Totnes is well known for its thriving independent retail and business community, attracting both local residents and visitors throughout the year.

The unit forms part of a modern development with the benefit of an on-site car park, providing convenient access for customers and staff. Totnes itself enjoys excellent transport links including mainline rail services to Plymouth, Exeter and London Paddington, making the town an attractive location for a wide variety of businesses.

DESCRIPTION

Unit 2 forms a modern ground floor commercial premises within a recently constructed development. Occupying a prominent corner position at the end of the terrace, the property benefits from extensive glazing to both the front and side elevations, allowing for excellent natural light and strong street presence.

Internally the accommodation provides a well-proportioned open plan retail or office area, together with a kitchenette and WC located to the rear of the unit. The premises are presented in good order and are ready for immediate occupation, making them suitable for owner occupiers or investors seeking a well-located commercial property within the town. The neighbouring unit is also available, offering the potential to create a larger space, subject to necessary consents.

Ref No: 5451

Offers in the Region of £1 65,000 Leasehold

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The accommodation briefly comprises:-

RETAIL AREA

19' 5" x 25' 2" (5.93m x 7.66m) (Max)

KITCHENETTE

8' 2" x 5' 0" (2.5m x 1.52m)

WC

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

TENURE

The premises are available on a new 125-year lease at a ground rent of £100 per annum.

New lease to be created on acceptance of offer.

PRICE

Offers in the Region of £165,000.

BUSINESS RATES

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

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

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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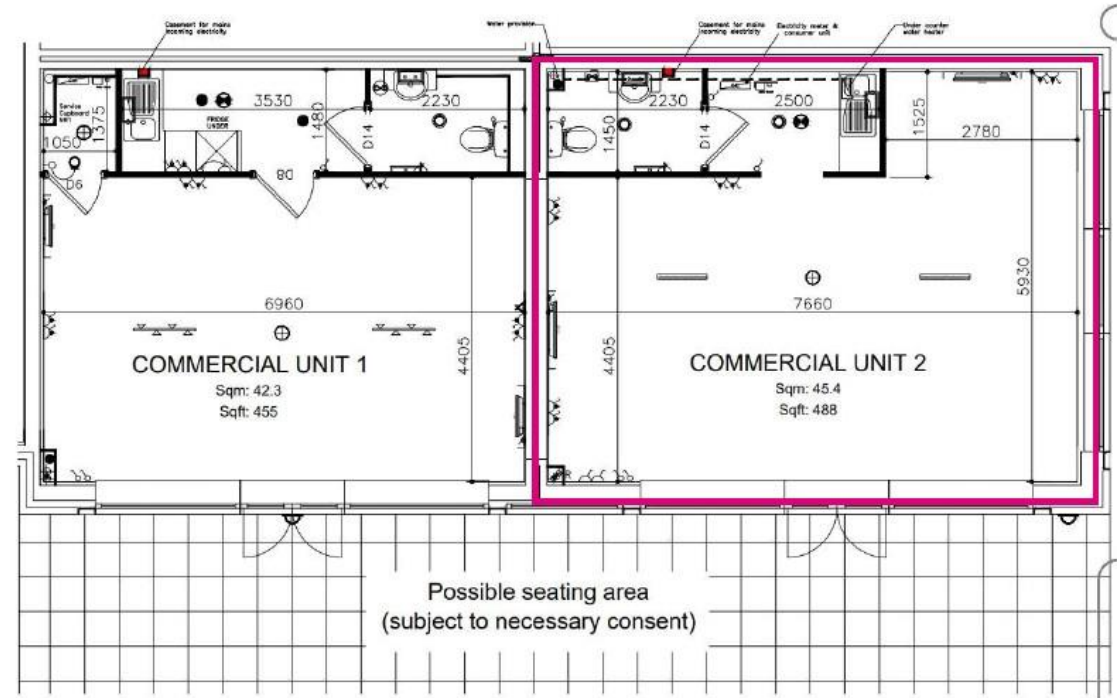
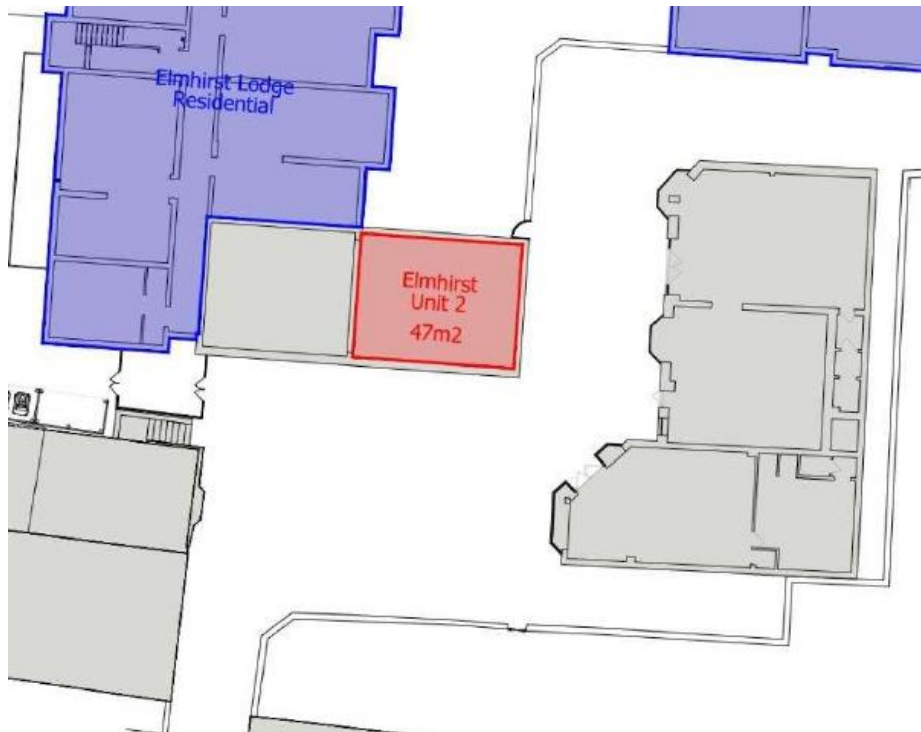


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Plan from Client's management records. For Guidance Only. Interested Parties to make their own Enquiries

www.bettesworths.co.uk
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Torquay
Devon
TQ1 4NB



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.

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