



5-6 Church Close

Totnes, Devon, TQ9 5QQ



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**Grade II Listed Character Office Arranged Over Three Floors
Two Interlinked Office Buildings with Flexible Accommodation
Situating in a Quiet Lane Just Off Totnes High Street
Suitable For Office, Studio or Alternative Uses (STP)
Attractive Period Features Including Sash Windows and Stone Elevations**

LOCATION

The property is situated in the heart of Totnes, a highly desirable and historic South Devon market town renowned for its independent retailers, strong community feel and charming medieval architecture.

Church Close is a quiet pedestrianised lane located just off the bustling High Street, overlooking St Mary's Church, offering occupiers a peaceful working environment whilst remaining within immediate proximity to a wide range of shops, cafés and local amenities.

Totnes benefits from excellent transport connections, with a mainline railway station providing direct links to Exeter, Plymouth and London Paddington. Road access is also convenient via the A385, connecting to the A38 Devon Expressway and the wider motorway network. This location is particularly well suited to professional occupiers, creative businesses or those seeking a central yet characterful setting.

DESCRIPTION

5-6 Church Close comprises two interlinked office units forming part of an attractive Grade II listed terrace. The accommodation is arranged over three floors and offers a versatile layout suitable for a variety of commercial uses.

The property retains a wealth of original character, including traditional stone elevations, timber sash windows and a pitched slate roof, creating an appealing working environment full of charm. Internally, the space is currently configured as office accommodation with a mix of reception areas and individual rooms, making it ideal for small businesses, consultants or creative occupiers.

The premises present an excellent opportunity to occupy a centrally located and characterful building within one of South Devon's most sought-after towns.

Ref No: 5494

Annual Rental of £17,000

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The accommodation briefly comprises:-

5 CHURCH CLOSE

(Approx. 980 sq ft / 91 sq m)

GROUND FLOOR

OFFICE

12' 4" x 9' 7" (3.75m x 2.93m)

OFFICE

7' 11" x 7' 5" (2.41m x 2.26m)

KITCHENETTE

FIRST FLOOR

OFFICE

13' 11" x 12' 9" (4.25m x 3.89m)

OFFICE

13' 1" x 11' 2" (3.98m x 3.41m)

SECOND FLOOR

STORE

21' 7" x 15' 5" (6.59m x 4.70m)

6 CHURCH CLOSE

(Approx. 1,023 sq ft / 95 sq m)

GROUND FLOOR

OFFICE

17' 2" x 9' 11" (5.22m x 3.01m)

OFFICE

12' 10" x 7' 6" (3.92m x 2.28m)

FIRST FLOOR

OFFICE

14' 2" x 9' 11" (4.32m x 3.01m)

OFFICE

10' 5" x 9' 7" (3.18m x 2.93m)

WC

SECOND FLOOR

STORE

17' 6" x 9' 11" (5.33m x 3.02m)

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OFFICE

11' 2" x 9' 6" (3.40m x 2.89m)

TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

RENT

£17,000 per annum, payable quarterly in advance.

EPC RATING D

BUSINESS RATES

2026 List: £9,400.

The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

LEGAL COSTS

Tenants will be expected to make a reasonable contribution towards landlord's legal costs for the creation of the lease.

VIEWING

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

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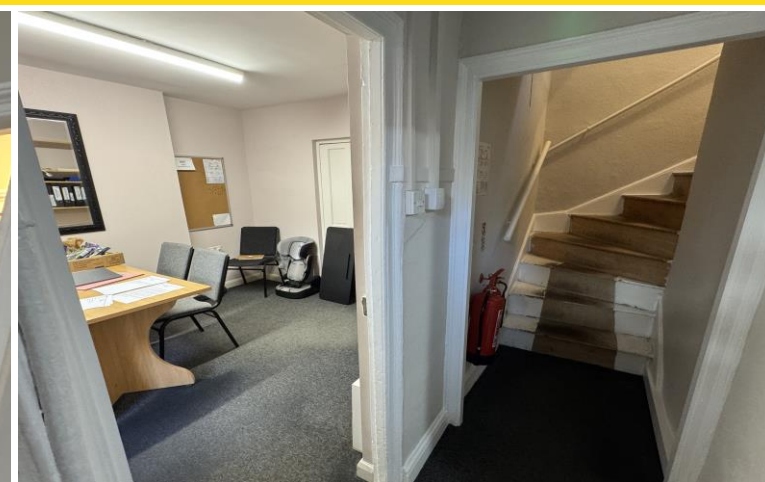


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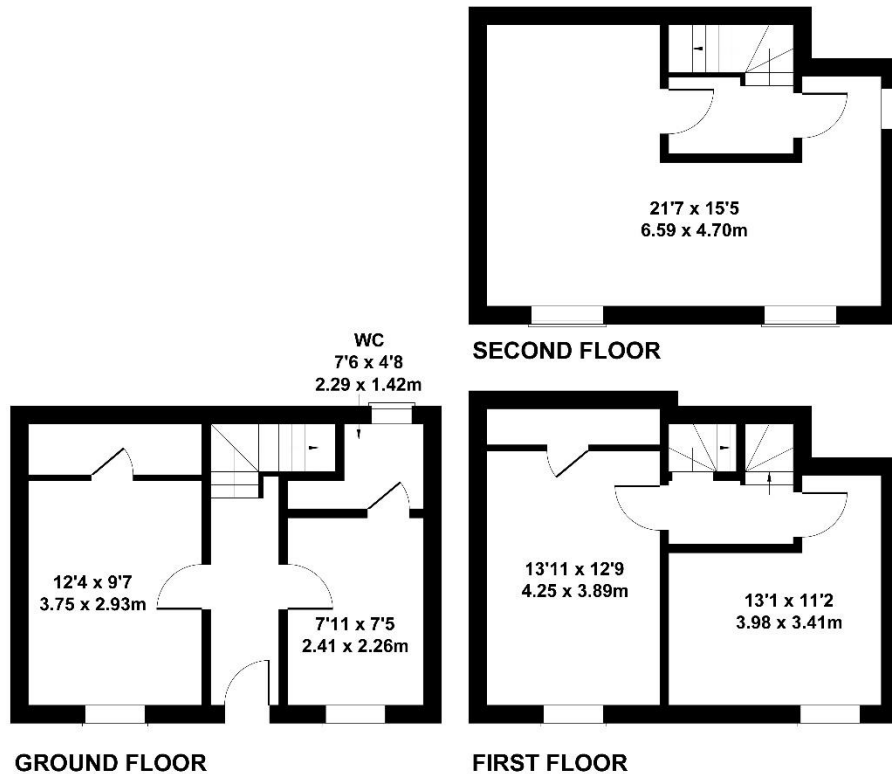


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5 Church Close, Totnes

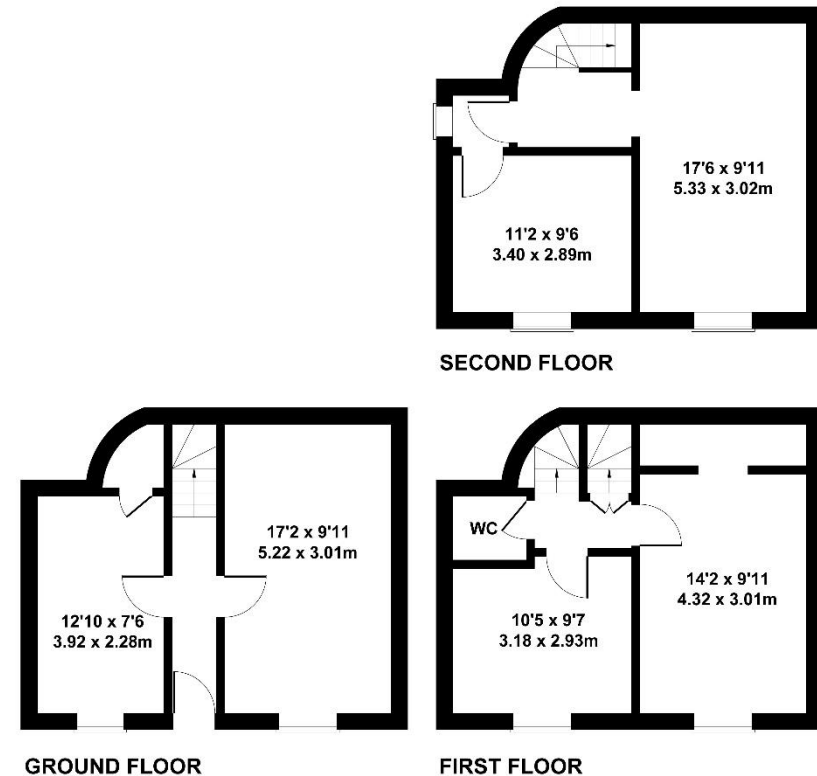
Approximate Gross Internal Area
980 sq ft - 91 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

6 Church Close, Totnes

Approximate Gross Internal Area
1023 sq ft - 95 sq m



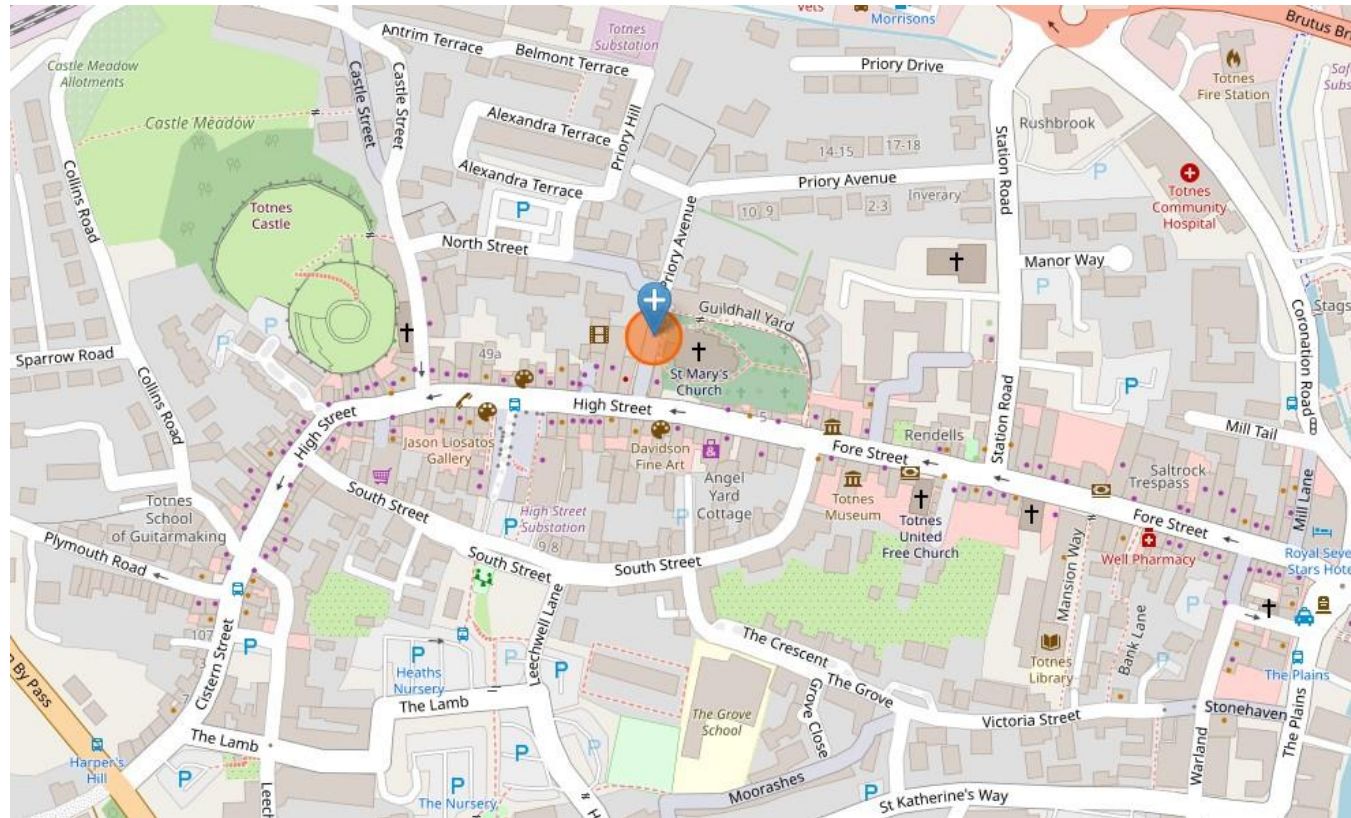
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