



23-25, Fore Street,
Totnes, Devon, TQ9 5DA

Well located ground floor unit in the popular market town of Totnes. Suitable for a variety of uses, subject to any necessary consents.

- Available on a new lease
- Ground floor unit approx 61 sq m (656 sq ft)

£7,000 Per Annum

01803 865116 | commercial@stags.co.uk

LOCATION

Totnes is a historic market town in the South Hams. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. The town benefits from regular local markets of a strong mix of independent retailers.

DESCRIPTION

A recently refurbished ground floor unit of approximately 656 sq ft or 61 sq m. The property benefits from access through the building, connecting Fore Street to the rear units. Suitable for a variety of uses subject to any necessary planning consents. Reverse cycle air conditioning and W.C. One Parking Space

The property is available on a new lease, terms to be agreed.

LEGAL

Each party to bear their own legal costs in the transaction.

VAT

VAT is applicable to all rents and service charges relating to this property.

BUSINESS RATES

Interested parties are advised to make their own enquires with the local billing authority, South Hams District Council.

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1126-7950-7023-2191-6183>

VIEWINGS

By prior appointment with the agents Stags
Commercial 01803 865116
Commercial@stags.co.uk or Straton Greber
Commercial 01392 202203 Tom@sccexeter.co.uk

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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