

STAGS

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

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 72 q m (775 sq ft)

£6,000 Per Annum

01803 866130 | rentals.southdevon@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
This unit of approximately 775 sq ft or 72 sq m. 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 is available with this unit.
The property is available on a new lease, terms to be agreed.

Main area - Steps leading down - 72 m2 (775 sq m)
Kitchen area
W.C.

Provision for a sign advertising the business from Fore Street entrance area.

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

SERVICE CHARGE
£500.00 Plus VAT per annum.
This covers
Management fee
Cleaning of all communal aeras
Gutters maintenance
Common area for Electric

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
B Rating
https://find-energy-certificate.service.gov.uk/energy-certificate/8366-1754-2845-5516-9589

VIEWINGS
By prior appointment with the agents Stags Commercial 01803 865116 Commercial@stags.co.uk







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.

STAGS
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