



BUSINESS UNAFFECTED 14 FORE STREET



BUSINESS

, Totnes, Devon TQ9 5DX

- A QUALITY INVESTMENT PROPERTY IN PRIME LOCATION
- GROSS RENT £24,000 PER ANNUM
- GROSS INITIAL YIELD 7%
- GROUND FLOOR RETAIL/CAFE LET TO FULLER BAKERY
- GROUND FLOOR SPACE OF 913M2 (983 SQ.FT)
- BUSINESS UNAFFECTED

£340,000

DESCRIPTION

AN EXCELLENT FREEHOLD INVESTMENT OPPORTUNITY superbly located in a prime location in Fore Street. In the principal retail area of the historic and thriving town of Totnes.

This freehold property comprises a ground floor retail/cafe unit with a net internal area of 913m2 (983 sq. ft) with courtyard and parking at the rear.

Above are 2 flats sold on a 999 year leases.

The premises are let to Fuller (SW) Ltd. Trading as Fullers Bakery with bakery and cafe area.

This is a highly recommended investment opportunity.



ACCOMMODATION

FRONTAGE 6.55m depth 12.53m with serving cafe and kitchen area.

REAR HALWAY

STORE

CUSTOMER W.C.

OUTSIDE Rear Courtyard and parking

TENURE AND LEASES

Freehold of the whole building subject to the following occupational lease.

GROUND FLOOR

Let to Fullers (SW) Ltd on a lease dated 17th June 2021 for a term of 10 years.

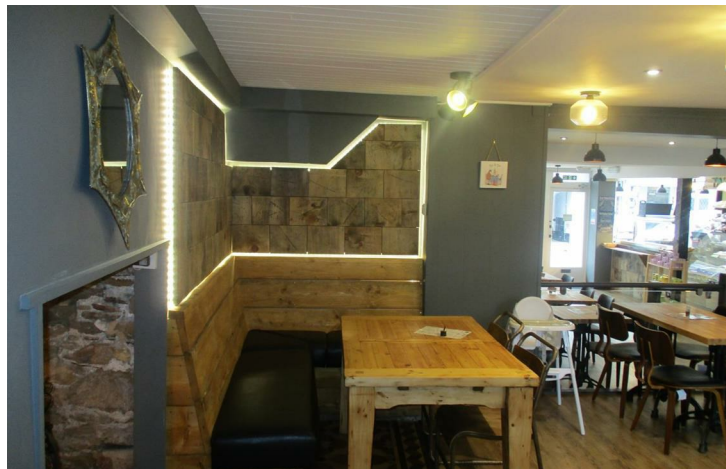
Rent £24,000. Rent review 17th Jun 2026.

Tenants break clause option 17th June 2026.

The two flats have been sold on 999 year leases and both as responsible for 33.3% of the insurance and repairs of the building.

EPC

C74



Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft

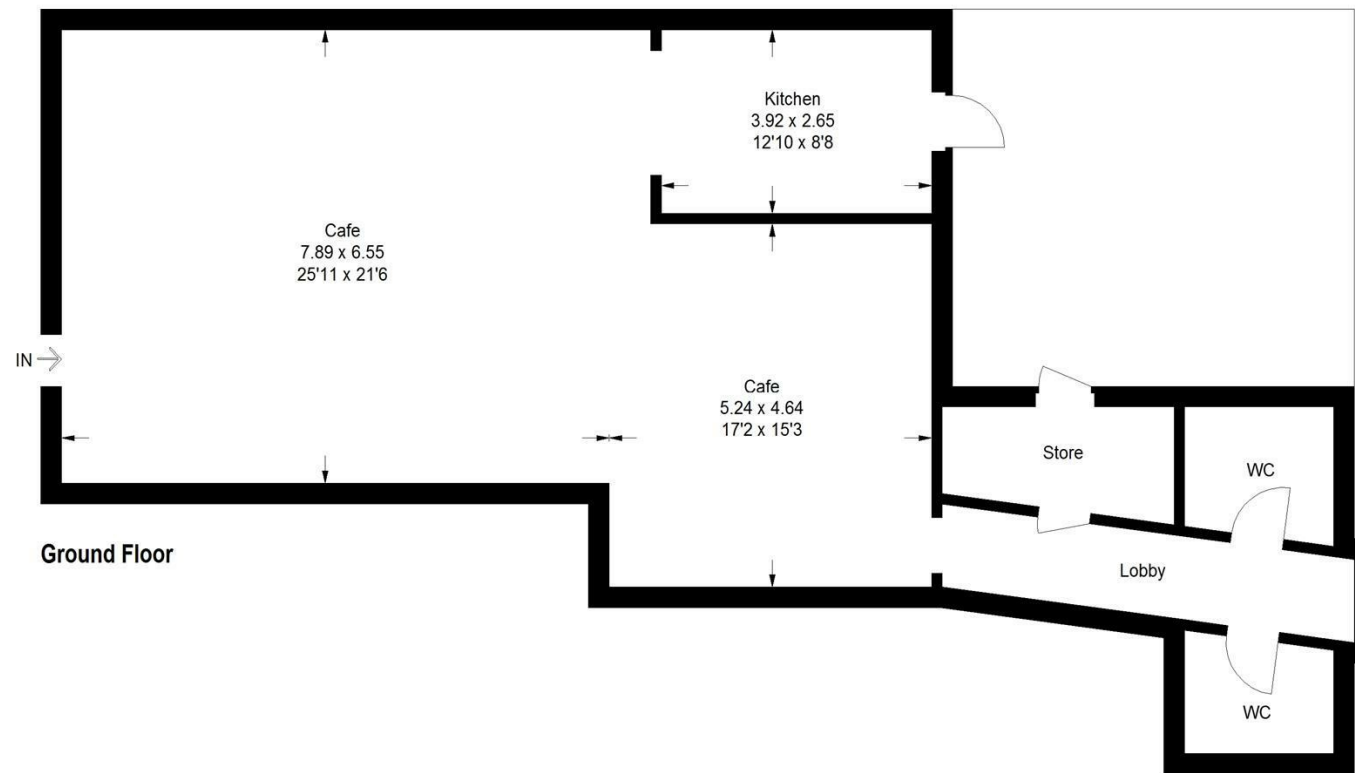


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID858706)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(54-68) 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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