



# MICHELMORE HUGHES

Rural & Commercial Property Management



Shop 2 74 Fore Street, Totnes, Devon TQ9 5RU

A town centre shop of 28.0 sq.m. (301 sq.ft.) plus 2 useful storage areas, located just below “The Arch” and with rear parking space. Additional office/showroom of 50.52 sq.m. (543 sq.ft.) also available.

- Excellent town centre location
- Parking
- Additional office/showroom also available.

£10,000

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## SITUATION AND DESCRIPTION

Totnes is a popular market town at the lowest bridged crossing point of the River Dart. The town serves a wide catchment area and benefits significantly from the seasonal influx of tourists.

The property is a Grade II Listed building and is located in the busy central section of the town just below the Eastgate Arch. The property is currently occupied as a charity shop but would be suitable for a variety of alternative uses but would not suit hot food takeaway.

The premises share an entrance with Hill House Café and there is a passageway leading to the rear car park where the shop will have one car parking space.

### SHOP

Depth 5.1 m (16'6")

Width 4.10 m (13'6")

Total gross internal area 28.0 sq.m. (301 sq.ft.)

Suspended ceiling with lighting and night store heater. Small kitchenette to rear. In addition to the shop there is a separate wc and two useful storage areas and rear access from South Street to a parking space.

## LEASE

The property is available on a new lease for a term of 6 years with a rent review after 3 years and a tenant only break on the 3rd anniversary. The lease is effectively on full repairing and insuring terms (FRI) by way of an annual service charge payable to cover the maintenance, repair redecoration and insurance of the communal parts of the building.

## RENT

£10,000 per annum.

## SERVICE CHARGE

To cover the tenants share of buildings insurance and maintenance of the property. £1,455.00 per annum for the current year.

## COSTS

The ingoing tenant will be responsible for the landlords legal and agents costs to a maximum of £1,950 plus VAT.

## THE ADDITIONAL SHOWROOM/OFFICE

This is located to the rear of the property and extends to 50 sq.m. (538 sq.ft.). There is a kitchen and bathroom. It is available if required on a rent of £6,500 per annum to include one car parking space.

SERVICE CHARGE For share of insurance and buildings maintenance is £960 for the 2020/2021 year.

## PARKING

There is one parking space allocated for both the shop and office.

## BUSINESS RATES

Both shop and office are currently rated together with a rateable value of £13,500. This assessment can be split to bring both parts of the property below the £12,000 so that no business rates would be payable for occupiers qualifying for small business rates relief.

## VIEWING

By appointment with the agents at The Old Surgery, 26 Fore Street, Totnes. Telephone (01803) 865116.

## NOTE

All reasonable steps and due diligence have been taken in preparing these particulars. If you have any queries as to any of the statements made herein, please contact us before the viewing. These particulars do not constitute part of an offer or contract. We are not qualified to test appliances and systems for sale with the property and have not done so. Measurements are to the nearest three inches with computer generated metric conversion.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			