



MICHELMORE HUGHES

Rural & Commercial Property Management



48 Fore Street, Totnes, Devon TQ9 5RP

An opportunity to rent a retail outlet in a busy town centre location, in one of Fore Street's most beautiful buildings.

- Total area 85.5 sq m (920 sq ft)
- Suitable for a variety of trades

Per Annum £19,500 Per Annum

Cornwall | Devon | Somerset | Dorset | London

SITUATION AND DESCRIPTION

Totnes lies mid way between Exeter and Plymouth, approximately 6 miles from the A38 at Buckfastleigh. There is also a main line railway station, which is around 5 minutes walk from the town centre. The town serves a wide rural area but is also as a popular year round tourist destination.

The premises are located in the busy central section of this popular and historic town, a short distance from the landmark East Gate arch. Previously occupied as a butchers shop, the premises would be suitable for a variety of uses to add to the vibrant and exclusive range of other independent traders nearby.

THE SHOP

Front Shop - 5.2m x 5.1 m max. with large display windows.

Middle - 5.1m x 3.9m with windows to central courtyard.

Rear - 5.7m x 5.0 m with windows to central courtyard.

Outside - separate W.C.

BUSINESS RATES

RATEABLE VALUE £14,000. Currently there would no liability for rates, providing the occupier qualifies for Small Business Rate Relief. Further enquiries should be addressed to South Hams District Council 01803 861234.

RENT

£19,500.00 per annum

LEASE

A new FRI lease is available for a term of 3 years or longer by negotiation.

COSTS

The ingoing tenant will be responsible for the landlord's costs which are estimated at £1,950 plus VAT.

EPC

EPC E (113)

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.

CODE FOR LEASING BUSINESS PREMISES

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Email: rentals.totnes@stags.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-104)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			