



Unit 10 Ticklemore Street, Totnes, Devon TQ9 5EJ

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- Centrally Located Retail Unit Close to Fore Street & The Plains
- Net Internal Area Approx 47sq m (50 ft)
- Suitable for a variety of Retail, Office or Catering uses
- New Lease - Terms to be agreed

£10,750 Per Annum

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## LOCATION

Ticklemore Street is a convenient and quaint location in the heart of Totnes town centre, close to the prime area of Fore Street as well as The Plains and the Victoria Street carpark. This location offers an affordable but still very central option for occupiers for a variety of uses.

The unit is presented as a 'white box' shell ready for fit for either retail, office, catering or any number of other business uses (some of which may be subject to planning consent).

Totnes is a desirable and affluent town, with a thriving and bustling town centre.

Totnes is known for its fiercely independent local business trade, and this unit would be perfect for a small independent local business.

## NET INTERNAL AREA

47 M2 (50 sq. ft)

## TENURE

The property is available by way of a new commercial lease, exact lease terms and lease length to be agreed by negotiation.

## BUSINESS RATES

We have been informed that the property has the following Rateable Value.

2023 List: £6,400.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties.

Interested parties are advised to make their own enquiries with the Local Billing Authority.

## RENT

£10,750 per annum + VAT

## SERVICE CHARGE

£2,084.60 per annum + VAT

## EPC

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## VIEWING

Viewing is by prior appointment with through the agent.

Stags

Tel. 01803 865116.

## LEGAL FEES

Each party are to bear their own costs in the any transaction.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
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Energy Efficiency Rating		Current	Potential
100+ energy efficient - lower running costs			
392+ (plus)	A		
131-391	B		
89-130	C		
55-88	D		
39-54	E		
21-38	F		
1-20	G		
100+ energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			