



**STAGS**

Office 74 Fore Street, Totnes, Devon TQ9 5RU

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- Town centre location • Parking

£6,500

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

## 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 forms part of 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 an office

The office space has a kitchen and bathroom, and includes one 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

£6,500 per annum.

## SERVICE CHARGE

To cover the tenants share of buildings insurance and maintenance of the property. £786 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.

## PARKING

There is one parking space allocated for the office.

## BUSINESS RATES

The property is currently rateable value of £2,000.

## EPC

EPC E (117)

## VIEWING

By appointment with the agents at 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 IN ENGLAND AND WALES

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](http://www.leasingbusinesspremises.co.uk)



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| 32+ plus) <b>A</b>                          |         |           |
| 21-31 <b>B</b>                              |         |           |
| 18-20 <b>C</b>                              |         |           |
| 15-17 <b>D</b>                              |         |           |
| 12-14 <b>E</b>                              |         |           |
| 9-11 <b>F</b>                               |         |           |
| 1-8 <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |