

42 High Street

Ref No: 5209

Totnes, Devon, TQ9 5RY



Prominent Corner Retail Unit in Prime High Street Position

Extensive Glazed Dual Frontage to High Street and Market Square

Net Internal Area Approx. 65m² (700 sq ft)

Modern Fit-Out with High Specification

Excellent High Street Location in Popular and Busy Market Town

Annual Rental of £30,000

Interested in this property?
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



42 High Street

Totnes, Devon, TQ9 5RY

LOCATION

The premises are prominently situated on a corner position on the bustling High Street in Totnes, enjoying significant visibility with dual frontages onto both the main retail thoroughfare and the vibrant Market Square. Totnes is widely recognised for its eclectic mix of independent traders, national occupiers and its popularity with both locals and tourists. The town benefits from strong year-round footfall, enhanced by its historical appeal and picturesque surrounding countryside.

DESCRIPTION

42 High Street comprises a striking and highly visible corner retail unit, benefitting from generous glazed window frontages providing exceptional display spaces. Internally, the unit is fitted to a high standard, presenting a modern industrial aesthetic with an exposed concrete ceiling, retro pendant lighting and functional modern spotlights.

To the rear of the retail space, the unit provides well-equipped staff facilities including a kitchenette, WC, office and storage area. This is a rare opportunity to acquire a ready-to-trade retail unit in a sought-after location with high level fitout.

The accommodation briefly comprises:-

RETAIL AREA

38' 1" x 16' 7" (11.60m x 5.064m)

Door to:-

CORRIDOR

With shelving cabinet for a small stock holding.

KITCHENETTE

6' 2" x 4' 9" (1.89m x 1.45m)

OFFICE

5' 6" x 4' 9" (1.677m x 1.45m)

WC

TENURE

The property is available to let on a new effective Full Repairing and Insuring (FRI) lease at an annual rent of £30,000. Exact lease terms to be agreed upon negotiation.

UTILITIES

The unit is connected to electricity, water and mains drainage.

BUSINESS RATES

2023 List: £20,500

Please note this is not the amount payable. Interested parties are advised to contact South Hams District Council to confirm the rates payable and potential eligibility for retail rates reliefs.

EPC

The previous EPC has expired. A new assessment is to be commissioned.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction, unless otherwise agreed.

VIEWING

The shop is currently opened and interested parties can initially view as customers. Viewing of the staff areas will need to be arranged with the Agents, Bettesworths. Tel. 01803 212021.

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



Interested in this property?

T.01803 2120 21 bettesworths.co.uk



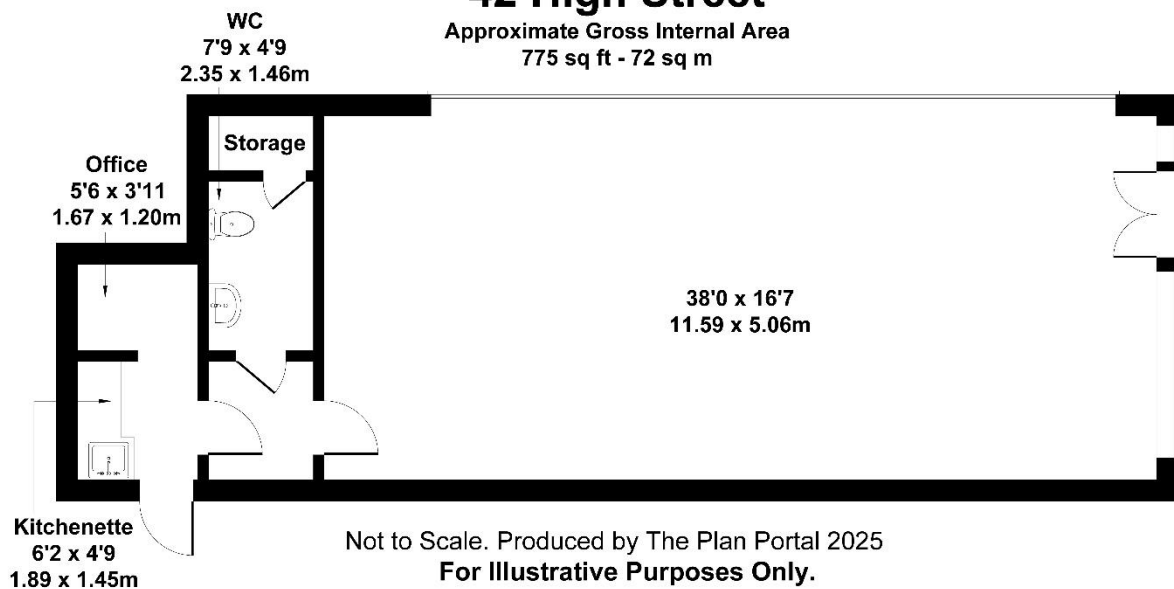
42 High Street

Totnes, Devon, TQ9 5RY



42 High Street

Approximate Gross Internal Area
775 sq ft - 72 sq m



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

