



56 High Street

Totnes, Devon, TQ9 5SQ



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Ground Floor High Street Unit in Central Totnes
Prime Location with High Footfall
Suitable for Use as Café, Retail, Office or Other Business Services
Net Internal Area Approx 145m² (1,561 sq ft)
New Lease - Terms to be Agreed - Viewing Highly Recommended

LOCATION

This prominent, ground-floor unit is perfectly positioned in a busy and popular trading location in central Totnes. The property is close to the town Market Square, the Narrows and the Guildhall and is situated in a prominent position with high footfall at the top of the town.

Totnes is a unique town with a vibrant and individual atmosphere and strong trading reputation. The thriving Totnes retail scene boast a diverse mix of quality independent traders and national occupiers. The high street is also home to many office and business service type users and this property would be suitable to use as either a café, retail or business use, having been most recently used as a retail shop. The town is incredibly well supported by the local community and those from the outlying towns and villages of the South Hams. It is also a very popular tourist destination with a year-round influx of visitors who come to shop in Totnes' unique blend of retail outlets whilst taking in the quaint and bustling town centre, the medieval castle and the outstandingly beautiful surrounding countryside.

DESCRIPTION

56 High Street comprises a large open ground floor trading space of a Grade II Listed Building. The timber frontage sits behind a columned loggia covered gallery walkway. Currently, the unit is arranged as a retail shop but was previously refitted for office usage.

This flexible space could be employed for a variety of different uses. Natural light comes from a large skylight as well as feature hanging lighting.

To the rear of the open area is a glazed partitioned office/meeting room. The property has the benefit of gas fired central heating and numerous power points. The property also has the benefit of fire and intruder alarms and a front door release system. To the rear is a fitted kitchenette, male and female WC and a shower room, as well as a pleasant outside courtyard.

Ref No: 5397

Annual Rental of £24,000

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The accommodation briefly comprises:-

NET FRONTAGE

19' 8" (6m)

FRONT RETAIL

19' 4" x 26' 9" (5.9m x 8.16m)

Steps lead to:

MAIN AREA

Varying widths. Approximately 57m² (613 sq ft)

Including:

PARTITIONED OFFICE/MEETING ROOM

7' 9" x 16' 0" (2.37m x 4.88m)

LARGE KITCHENETTE/STAFF ROOM

MALE & FEMALE WC'S

SHOWER ROOM

Double doors to:

COURTYARD

TENURE

The property is offered by way of a new Full Repairing and Insuring lease, exact lease length and terms to be agreed by negotiation.

RENT

£24,000 per annum.

BUSINESS RATES

We are advised by the Valuation Office Agency that the property has the following Rateable Value:-

2023 List: £22,500.

Please note this is not Rates Payable. Interested parties are advised to contact Bettesworths for approximate indication as to likely Rates Payable.

LEGAL FEES

Each party is to bear their own costs incurred in any transaction.

EPC RATING C

VIEWING

Viewing is highly recommended and is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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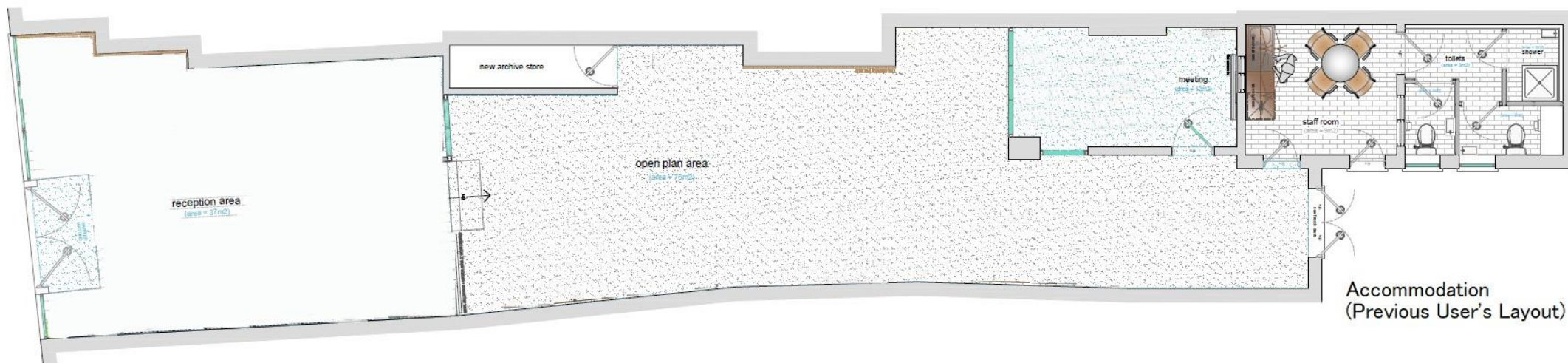
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Accommodation
(Previous User's Layout)

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



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