



# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW

**Imposing Grade II Listed Detached Building**  
**The Site Extends Approximately 0.32 Acres (0.13ha)**  
**Approximate Gross Internal Area: 413m<sup>2</sup> (4,450 sq ft)**  
**Superb Central Location with Large Car Park**  
**Potential for Redevelopment STP**

## LOCATION

The property is located on Station Road in the market town of Totnes, Totnes is an affluent town at the head of the River Dart estuary in the South of Devon. The immediate locality is mixed with the property 85m from Fore Street, which is the principal high street of Totnes. Surrounding the property however is generally residential properties but also with St Mary & St George Catholic church to the west.

## DESCRIPTION

The property comprises a large two storey detached Grade II Listed club, which was originally constructed in the mid-19th Century. The property was most likely to be constructed as a private dwelling in a villa style.

The property is arranged over basement, ground and first floor and is constructed of rendered brick and block, featuring wood framed fenestration and pitched tiled roof with flat, mineral felt sections.

The building is accessed at ground floor level from the car park. The ground floor of the property comprises bar servery, bar lounge (circa 50 covers), Jubilee Bar (20 covers), two snooker rooms, meeting room (22 covers) and office. Back of house areas include kitchen and wash up area, stores and WCs.

The first floor of the property comprises two well-proportioned offices and self-contained flat, which provides two bedrooms/offices and small kitchen. Externally, there is a good sized car park for approximately 22 vehicles. The site extends approximately 0.32 acres (0.13ha) and is level and tarmacked.

Ref No: 4837

Offers in Excess of £600,000 Freehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW

The accommodation briefly comprises:-

## PLANNING

The property is Grade II Listed, but is not located in a conservation area. The local Authority is South Hams and West Devon Council. The property currently has 'sui generis' use but offers potential for a variety of uses, subject to planning.

## RATABLE VALUE

2023 List: £6,000. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

## LICENSING

We understand the property traded with the benefit of Club Premises Certificate.

## FIXTURE & FITTINGS

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## TERMS

The sale is to be in standard terms for a sale with no guarantees of indemnities or warranties as to the title or otherwise.

## TENURE

Freehold with Vacant Possession. Title - DN602926.

## GUIDE PRICE

Offers in Excess of £600,000 for the freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.

## EPC

We understand an Energy Performance Certificate has been commissioned and will be available to interested parties upon request.

## VIEWING

Viewings can be arranged by prior appointment with the Sole Agents, Bettsworths and Savills.

## Paul Bettsworth

T: 01803 212021

E: [paul@bettsworths.co.uk](mailto:paul@bettsworths.co.uk)

## Adam Bullas & Harriet Fuller

T: 07812965395 / 07087999768

E: [abullas@savills.com](mailto:abullas@savills.com)

E: [harriet.g.fuller@savills.com](mailto:harriet.g.fuller@savills.com)



Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8568409/PPM

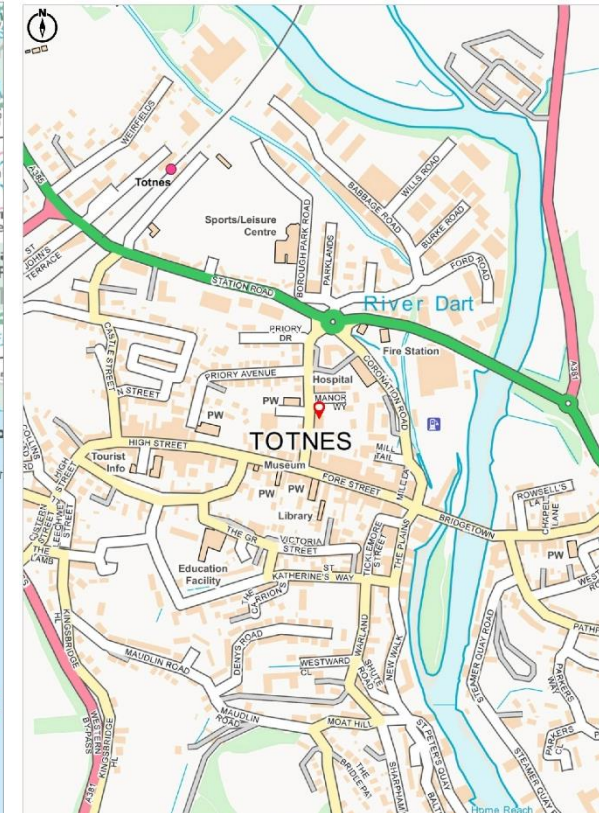
Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Totnes Conservative Club

Station Road, Totnes, Devon, TQ9 5HW



[www.bettesworths.co.uk](http://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 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

