

The Merchant House

Ref No: 4083

10 High Street, Totnes, Devon, TQ9 5RY



Town Centre Office Accommodation in Characterful 15th Century Property

Highly Desirable Office Location – In Centre of Totnes

Grade II Listed Building, with Fascinating Original Features

Internal Area Approx: 30m² with Additional 27m² Space Available

Short-term Commercial Lease Option Available

Monthly Rental of £400

Interested in this property?

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LOCATION

Totnes is a vibrant and market diverse town located in the South Hams, well renowned for its large number of independent retailers, coffee shops and eateries it proves to be a popular destination year-round for both residents and tourists. Providing a link from Torbay to Plymouth via the A385 the town is well centred for those looking for a business location in the South Devon area. The Merchant House is centrally located within Totnes, with access directly off of the main High Street.

DESCRIPTION

Entrance to the office is from a cobbled courtyard, with steps up from High Street. Through the entrance door, stairs lead up to the office on the first floor. The entrance hallway and staircase is shared with two flats owned by the landlord and there is a WC on the ground floor for use of the office occupier.

The property is Grade II Listed and the landlords have an ongoing restoration project. The office space available comprises of ornate plaster ceiling, timber panelled walls and feature fire place. The office was previously used by an architect and charity so has been fitted out with necessary electricity sockets and internet lines to allow modern office working.

The accommodation briefly comprises:-

OFFICE

19' 0" x 17' 3" (5.78m x 5.26m)

ADDITIONAL SPACE

There is an additional office (27m²) which is available to rent alongside the main office at an additional rent of £200pcm. The back office has similar features as the main office but also benefits from a small kitchenette.

TENURE

Available by way of a short-term commercial lease, outside of the 1954 Landlord and Tenants Act. Exact terms to be agreed on negotiation. Contact the agents Bettesworths for further details.

BUSINESS RATES

2017 List: £5,400

Please note this is not the Rates Payable.

Up to 100% Small Business Rate Relief will be available for eligible occupiers. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

EPC

We are informed the Property is Listed and is exempt from EPC requirement.

VIEWING

Viewing can be arranged by prior appointment with the agents.

BETTESWORTHS

29/30 Fleet Street
Torquay
TQ1 1BB

Contact: George Helmore
Tel: (01803) 212021
Email: george@bettesworths.co.uk

RENDELLS

13 Market Street
Newton Abbot
TQ12 2RL

Contact: John Smith-Maxwell
Tel: (01626) 353881
Email: commercial@rendells.co.uk

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

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