

First Floor, 14-16 High Street

Ref No: 4085

Totnes, Devon, TQ9 5RY



Modern First Floor Town Centre Office Accommodation

Central Location on Totnes' High Street

A Period Property – Internally Fitted to a Modern Standard

Net Internal Area 1185 sq. ft. (110m²)

On-site Parking Available

Annual Rental of £15,000

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.

DESCRIPTION

The First-Floor office is accessed via an entrance off of High Street. The entrance leads into a communal hallway and staircase which is shared with the second and third floor occupiers. Internally the office is divided into three good sized offices with the benefit of an additional storage room, ladies & gent's toilets and a kitchenette. The office has been maintained to a good level, with a modern fit out and is ready for immediate occupation.

The accommodation briefly comprises:-

HALLWAY

Doors leading to:-

OFFICE 1

20' 4" x 15' 1" (6.2m x 4.6m)

OFFICE 2

21' 0" x 18' 4" (6.4m x 5.6m)

OFFICE 3

16' 5" x 14' 5" (5.0m x 4.4m)

STORE ROOM

11' 10" x 6' 3" (3.6m x 1.9m)

KITCHENETTE

10' 6" x 7' 10" (3.2m x 2.4m)

LADIES & GENTS WCS

PARKING

Private Parking spaces are available via separate negotiation. These spaces are located in the enclosed yard at the rear of the property.

TENURE

The office is available on a new lease with exact terms to be agreed via negotiation.

BUSINESS RATES

2017 List: £8,000

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 AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the sole 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.leasebusinesspremisses.co.uk



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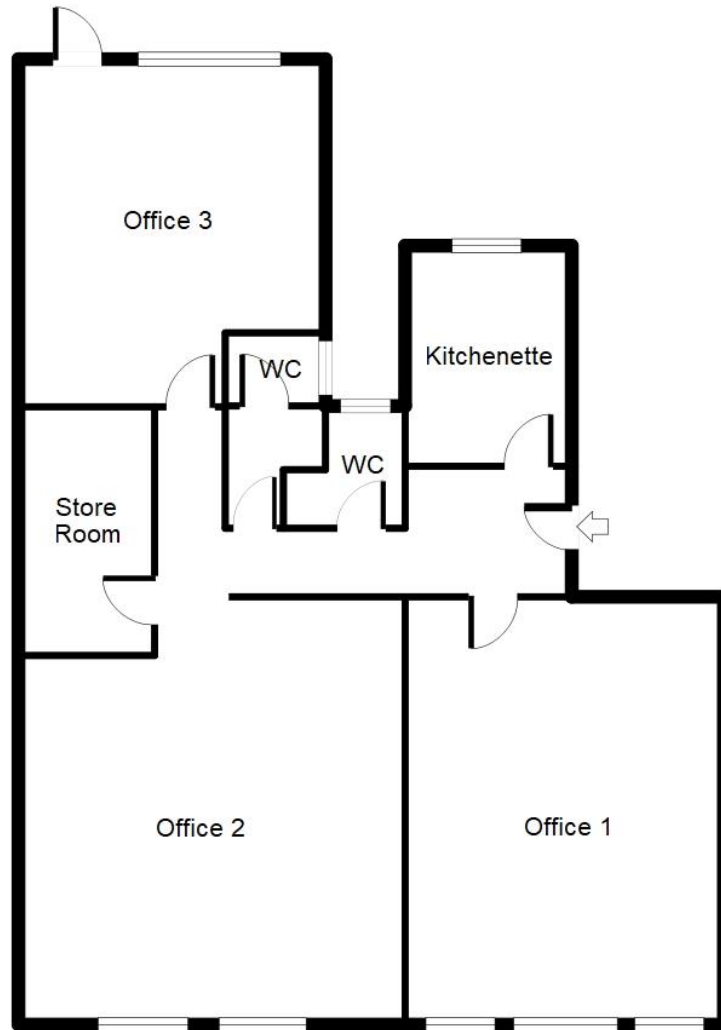


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