



51 High Street
Totnes, Devon, TQ9 5NP



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**Large Freehold Totnes Retail Premises
Ideally Situated Opposite Market Square
Two Retail Floors Approx: 225m² (2,422 sq ft) of Retail Space with Two Further Floors
Scope for Reconfiguration**

LOCATION

The property is located in a busy and popular trading pitch on High Street, Totnes, opposite the Town Market Square and Guild Hall. Totnes is a unique town with a vibrant, and individual atmosphere and trading reputation. The thriving Totnes retail scene boasts a diverse mix of quality independent traders and national occupiers.

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 year round influx of visitors to see the quaint and bustling town centre, the medieval Totnes castle and the outstandingly beautiful surrounding countryside.

DESCRIPTION

51 High Street comprises a large Grade II Listed retail premises, situated over ground, first, second and third floors. The ground and first floor offer over 225m² of open retail space, connected by a retail staircase to the rear. The second and third floors provide ancillary accommodation of storage, staff welfare and offices. The layout of the property is flexible and (subject to consent) could be reconfigured to suit a number of different uses.

The property has been in the same family ownership for many decades and is offered for sale now as part of a remodeling and restructuring of the retail business therein.

THE BUSINESS

The property is being sold with Vacant Possession. Our clients plan to relocate the business therein to suit lifestyle and change of space requirement. However, consideration would be given to a sale of the going concern and trading name if freehold purchasers were so interested.

Ref No: 3367

£575,000 Freehold

Interested in this property?

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ACCOMMODATION

The accommodation briefly comprises:-

GROUND FLOOR RETAIL UNIT

With recessed door giving arcade style display frontage.

RETAIL AREA

110m² (1,184 sq ft).

To the rear of the shop is a wide retail staircase leading to the first floor sales area. A second staircase provides staff access to first, second and third floors, as well as access to the side and rear of the property.

FIRST FLOOR RETAIL AREA

Approx: 115m² (1,238 sq ft)

With original leaded windows to the front, overlooking Market Square. Plus WC.

SECOND FLOOR STORAGE, STAFF WELFARE & OFFICE

Approx: 42.5m² (458 sq ft)

Plus WC.

THIRD FLOOR STOCK AND STAFF ACCOMMODATION

Approx: 40m² (430 sq ft).

With some limited head room.

TENURE

The property is offered for sale freehold, with Vacant Possession.

The sellers would consider a delayed completion or the possibility of a period of leased back occupation (short term).

The sellers would also consider the sale of the Salago trading name as part of the freehold sale. Interested parties are recommended to speak with the Agents for further information on this.

PRICE

£575,000 Freehold.

RATEABLE VALUE

We are informed by the Valuation Office Agency (VOA.gov.uk) that the property has the following Rateable Value.

2017 List: £25,250.

Please note: This is not the Rates Payable. Interested parties are advised to make enquiries with the Local Billing Authority, as to their likely Rates Payable.

VAT

Status to be confirmed.

LEGAL COSTS

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

EPC EXEMPT

VIEWING

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

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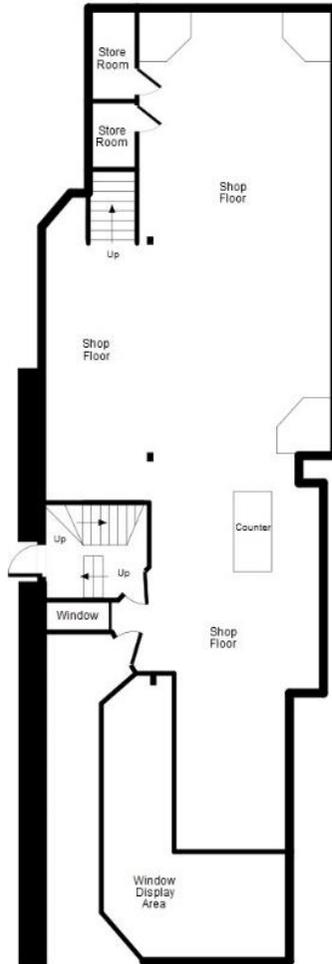




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Ground Floor



First Floor



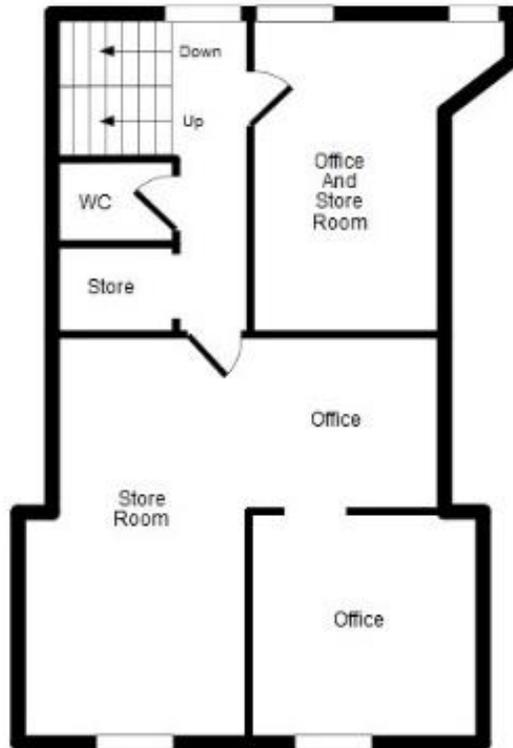
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Second Floor



Third Floor



Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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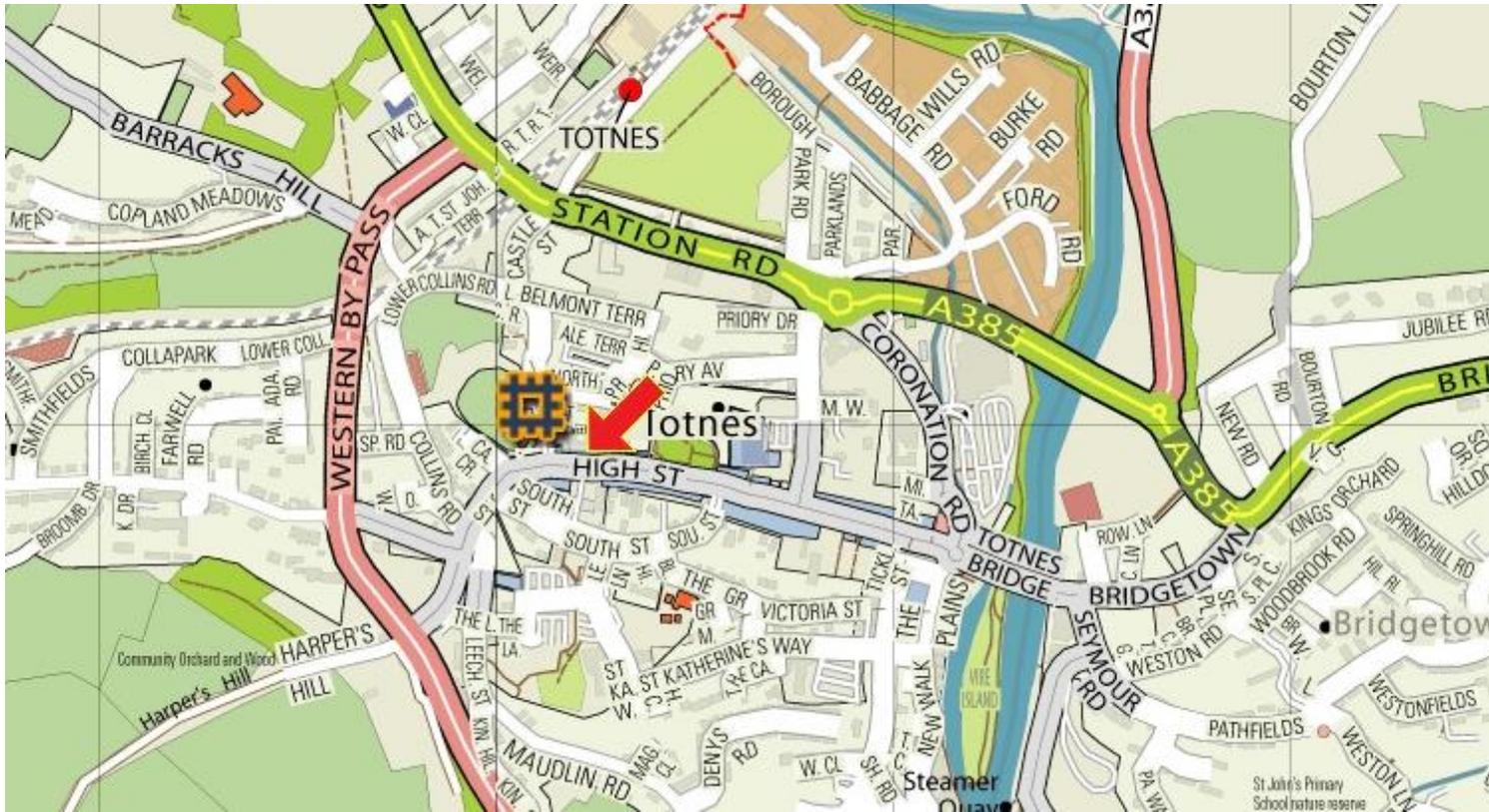
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