

20-22 Fore Street

Ref No: 4997

Totnes, Devon, TQ9 5DX



Double Fronted Retail in Prime Trading Location

Located at the Bottom of Totnes' High Street

High Footfall Location with Year-Round Visitors

GIA Approx. 45m² (484 sq ft)

Character Grade II Listed Building

Annual Rental of £18,000

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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LOCATION

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.

The property itself is located at the bottom end of the busy high street, capturing the high levels of footfall from pedestrians starting at the bottom and walking up Totnes high street. Nearby is the River Dart and the main bus stop for the Town.

DESCRIPTION

The premises consists of a characterful Grade II listed ground floor retail shop. The premises is two former smaller shops knocked through into a larger retail unit. This means the unit benefits from a wide double frontage (6.76m) with an excellent display window.

Internally, the unit is fitted with wood effect flooring, strip lighting and exposed wood beams adding character to the space. To the rear of the premises is a small staff kitchenette/ store and WC.

The accommodation briefly comprises:-

GROUND FLOOR RETAIL

22' 2" x 18' 7" (6.76m x 5.66m)

KITCHENETTE/STORE

7m² (75 sq ft).

WC

TENURE

The property is available by way of a new proportionate FRI lease, exact lease terms and lease length to be agreed by negotiation.

RENT

£18,000 per annum.

BUSINESS RATES

2023 List: £16,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, South Hams District Council.

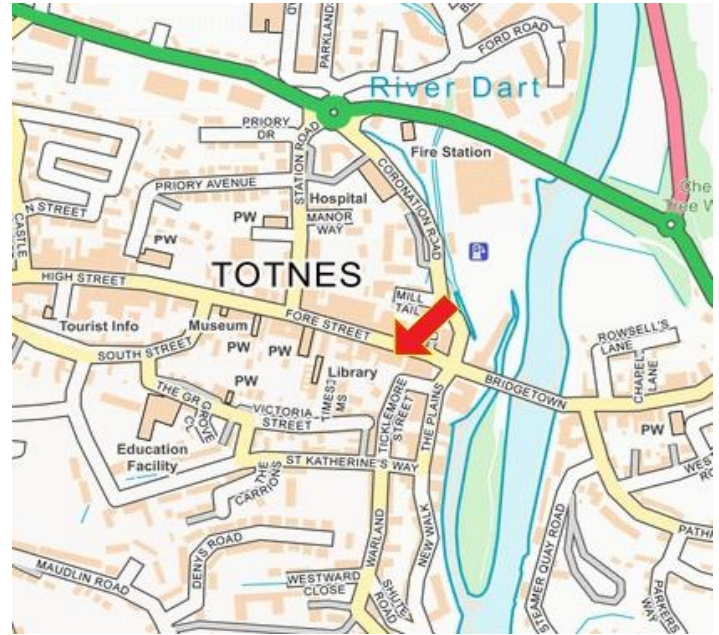
EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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.leasingbusinesspremises.co.uk



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