



23-25 Fore Street, Totnes, Devon TQ9 5DA

Well located light filled corner ground floor unit in the popular market town of Totnes. Suitable for a variety of uses, subject to any necessary consents.

- Available on a new lease
- Ground floor unit 1,421 sq m

£12,750

01803 866130 | rentals.southdevon@stags.co.uk

LOCATION

Totnes is a historic market town in the South Hams. The town centre offers an excellent range of shops, amenities and leisure facilities as well as many popular restaurants. The town benefits from regular local markets of a strong mix of independent retailers.

DESCRIPTION

A ground floor unit of approximately 1,421 sq ft. The property benefits from access through the building, connecting Fore Street to the rear units. Suitable for a variety of uses subject to any necessary planning consents. Reverse cycle air conditioning. W.C. Two Parking Space

The property is available on a new lease, terms to be agreed.

Audio link to front door.

Signage can be fitted to Fore Street.

Gated secure rear vehicle access

Fully fitted our conference room and furniture as part of a package.

SERVICE CHARGE/INSURANCE

This covers:-

Management fee

Cleaning of all communal areas

Gutters maintenance

Common area for Electric

£500 per year capped

INSURANCE

LEGAL

Each party to bear their own legal costs in the transaction.

VAT

VAT is applicable to all rents and service charges relating to this property.

BUSINESS RATES

Rateable value April 2026 List £12,500 Please note this is not rates payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their enquiries with the local billing authority, South Hams District Council 01803 861234

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1126-7950-7023-2191-6183>

VIEWINGS

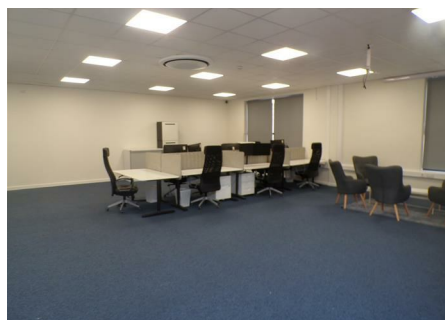
By prior appointment with the agents Stags Commercial 01803 865116 Commercial@stags.co.uk or Straton Greber Commercial 01392 202203

Tom@sccexeter.co.uk

CODE FOR LEASING BUSINESS PREMISES

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.leasebusinesspremises.co.uk



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC