



To Let

Unit 1C Dart Mills, Totnes Business Park, Totnes TQ9 5JA

Summary

- Modern showroom / trade counter premises available
- Located in a prominent corner position
- Suitable for a variety of uses under the new 'E' Class Order
- Parking onsite
- Located opposite a new bespoke trade counter development
- High specification shell and core ready for tenants fit out

**£20,000 per annum
exclusive.**

CONTACT THE AGENT

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Exeter Office

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Location:

Totnes is a market town at the head of the estuary of the River Dart and within the South Devon Area of Natural Beauty. It is approximately 21 miles southwest of Exeter and is the administrative centre of the South Hams District Council.

The property is situated just off Babbage Road on Wills Road and maintains good visibility onto the main arterial road into the Estate.

The unit is also located opposite a proposed new approx 4,500 sq ft trade counter development which forms part of the existing yard space.

Other occupiers on the estate include Interline Building Supplies, Totnes Self Store, Carpet Wise and Royal Mail.

Description:

The premises consists of a recently refurbished ground floor modern showroom / trade counter unit in a prominent position on Wills Road. The property benefits from the following specification:

- Shell and Core ready for occupiers fit out
- Open plan showroom with proposed glazed frontage
- Concrete floor and suspended ceiling
- Disabled w/c facilities
- Parking onsite
- Totem Signage at the junction to Babbage Road (subject to negotiation)

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Unit 1C	sq m	sq ft
Ground Floor	153.77	1,655

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

B (36).

Planning:

Due to the changes to the Use Class Order the premises benefits from the new 'E' use and would be suitable to retail, leisure, food and office type occupiers. For further information on the permitted use please contact the agents direct.

Legal fees:

Each party shall be responsible for their own legal fees.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £10,500. Therefore making the approximate Rates Payable £5,240 per annum for 2022/23. From the 1st April 2023 a new rating list comes into effect which will see the Rateable Value increase to £16,500, making the approximate Rates Payable £8,234 per annum for 2023/24.

100% Small Business Rates Relief may be applicable to qualifying occupiers. Please contact South Hams District Council (01803 861234) for further information.

Terms:

The property is available on proportional a full repairing and insuring basis on terms to be agreed.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



Photo taken from Babbage Road



SUBJECT TO CONTRACT

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