



**For Sale**

**£165,000**

Unit 2 Elmhirst Lodge, Station Road, Totnes TQ9 5NS

506 Sq Ft  
(47 Sq M)

## Summary

- Modern retail unit
- Sales: 506 sq ft (47 sq m)
- Good footfall
- Closely located to Fore Street and the town centre
- Adjacent to Churchill Retirement living
- Ideal starter unit
- Located in an affluent town with strong independent traders

## Location:

Totnes is the second largest town in the South Hams with a population of approximately 10,000 people and serves a large area of surrounding parishes. The town is known for its vitality and creativity, with a nationally recognised heritage, including a medieval town-centre layout.

The attractiveness and ease of accessibility to the surrounding countryside, ensure that Totnes is regarded as a desirable place to live & work. It also benefits from national mainline railway links to London.

The unit is located within the new Churchill Retirement Living development which is situated between Fore Street and Station Road being only a minutes walk from the town centre. The unit is positioned in an independent retail location and will benefit from further footfall from the development on completion.

## Description:

The prominent unit consists of a good sized ground floor sales area with w/c to the rear. The unit is positioned on an end of terrace location and is highly visible from the street. There is opportunity for limited outside seating subject to Landlords discretion. There is also public parking located nearby generating good footfall within the area.

Unit 2 has been purposely designed and built to combine with the next door unit.

## Accommodation:

All areas are approximate , measured as GIA and information provided from clients management records).

	sq m	sq ft
Ground floor sales	47	506

## 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 (42)

## Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe, creches, indoor recreation and gyms. Please enquire for further information.

## Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

## Terms:

The premises are available by way of a new 125 year lease at a ground rent of £100 per annum.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

## Further information and viewings:

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



## CONTACT THE AGENT

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### Sarah Bowden

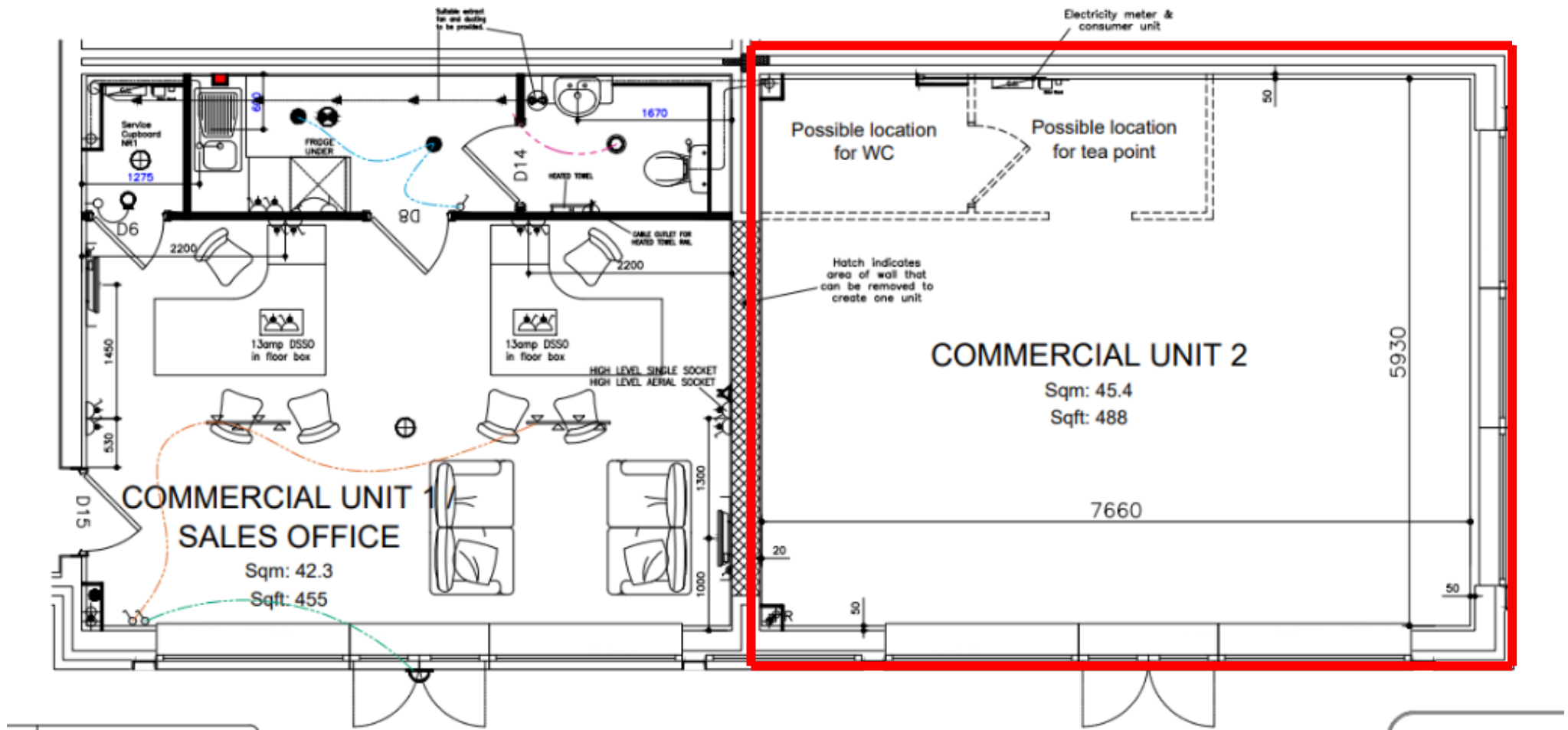
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### Exeter Office

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Plan from Client's management records. For Guidance Only. Interested Parties to make their own Enquiries



