



**For Sale**

**£200,000**

Unit 2 & 3 Brutus Centre, Station Road, Totnes, TQ9 5NS

1,367 Sq Ft  
(127 Sq M)

# Summary

- Modern retail units
- Sales: approx. 1367 sq ft (127 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 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 unit consists of a modern ground floor retail premises with suspended ceiling and carpeted throughout. The property is situated within a terrace of retail units with good visibility from the street. Newly carpeted throughout. There is opportunity for limited outside seating subject to Landlords discretion. There is also public parking located nearby generating good footfall within the area.

## Accommodation:

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

	sq m	sq ft
Ground floor sales	127	1,367

## 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:

In the event of a sale the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the sale completing.

## 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:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value for Units 2 & 3 is £14,000 therefore making the approximate rates payable £6,986 per annum for 2023/24.

If sold separately, the rateable values for the individual units would need to be re-assessed.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is 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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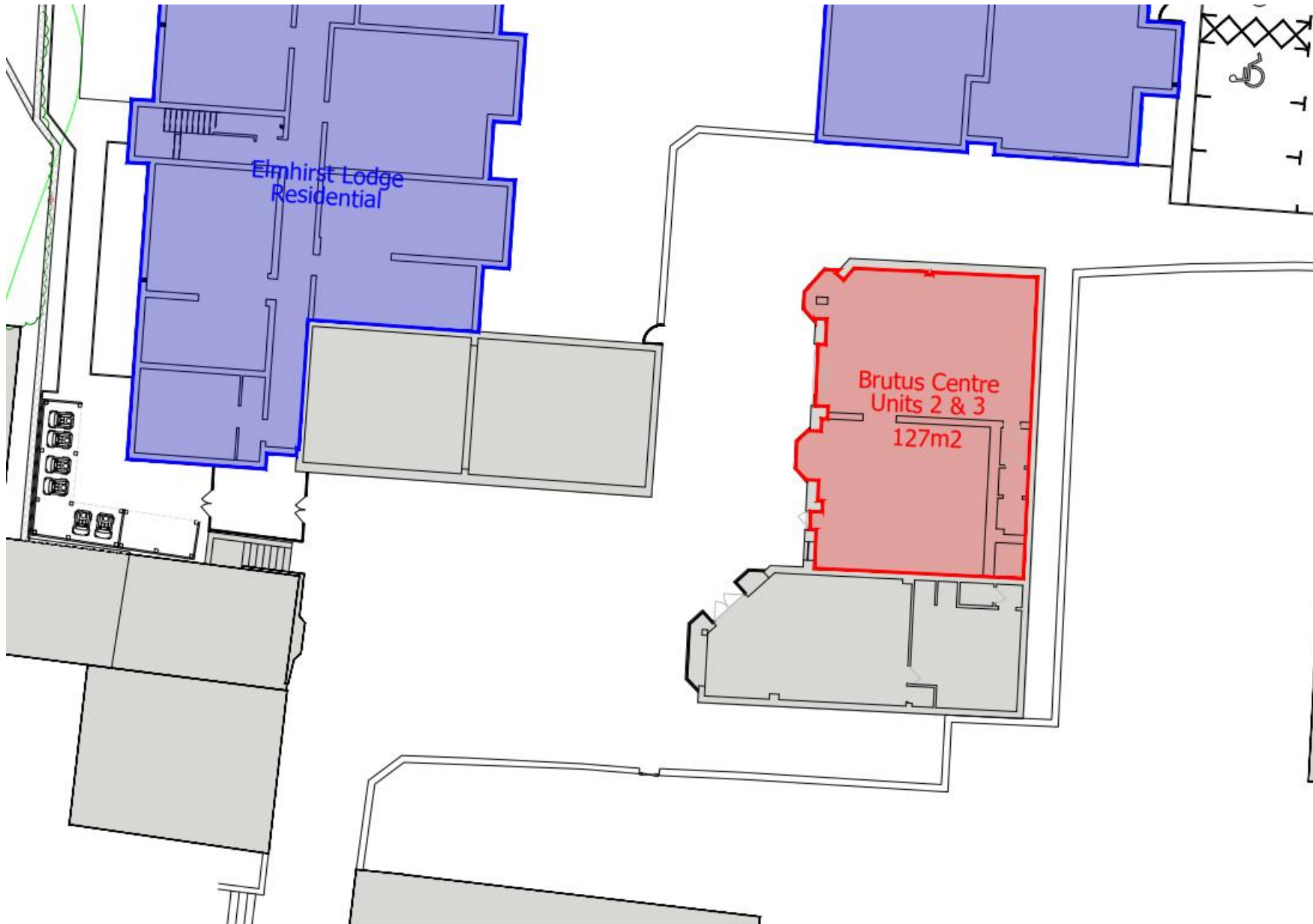
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*Details from client's management records. For Guidance Only. Interested Parties to make their own enquiries*