

# **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:

Unit 2: C (69) Unit 3: B (34)

#### **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) 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.

<u>Contact</u> 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  $\pm 100~\mbox{per}$  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

## Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

## Main Office

Tel: 01392 203010

Exeter Office

Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP



weasingbusinesspremises could for further information. Vickery Holman for themselves and for the Vendors or Lessons of the property whose Agents they are, give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are give hout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in th ployment of Vickery Holman has any authority to make or give any representation to maranty in relation to this property.





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



Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agrents they are, give notice that: 1) The particulars are set out as a general outline only for be guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the imployment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

