

TOTNES CONSERVATIVE CLUB

Station Road, Totnes, TQ9 5HW



Key Highlights

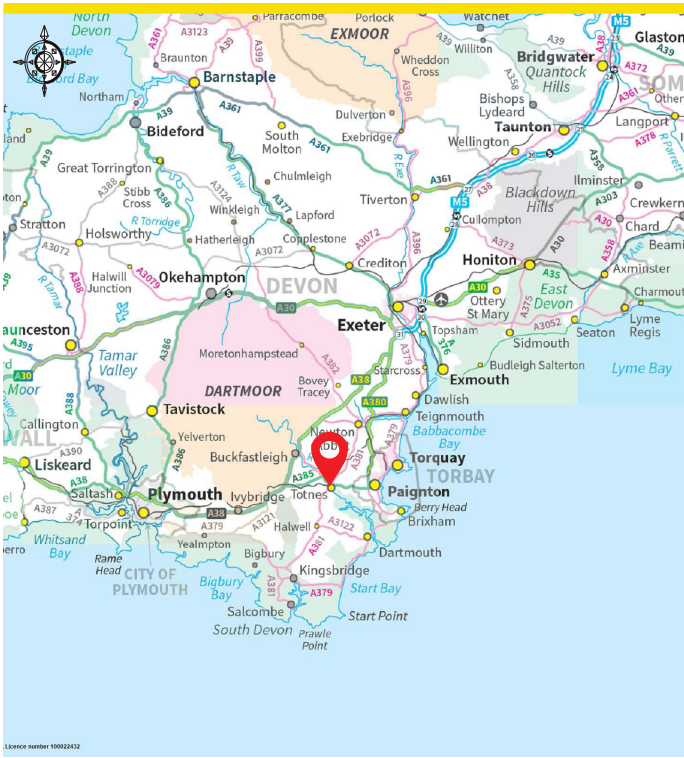
- Imposing Grade II Listed Detached Building
- Freehold available
- Potential for redevelopment/conversion of the site/building STP
- The site extends approximately 0.32 acres (0.13ha)
- The property has an approximate GIA of 4,450 sq ft.
- Suitable for a variety of uses STP

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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Location

The Property is located on Station Road in the market town of Totnes. Totnes is an affluent town at the head of the River Dart estuary in the south of Devon. The immediate locality is mixed with the property 85m

from Fore Street which is the principal high street of Totnes. Surrounding the property however is generally residential properties but also with St Mary & St George Catholic church to the west.

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Totnes Conservative Club, Devon
Main House gross internal area = 5,781 sq ft / 537 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Description

The Property comprises a large two storey detached Grade II listed club which was originally constructed in the mid-19th Century. The Property was most likely to be constructed as a private dwelling in a villa style.

The property is arranged over basement, ground and first floor and is constructed of rendered brick and block, featuring wood framed fenestration and pitched tiled roof with flat, mineral felt sections.

The building is accessed at ground floor level from the car park. The ground floor of the property comprises bar servery, bar lounge (circa 50 covers), Jubilee Bar (20 covers), two snooker rooms, meeting room (22 covers) and office. Back of house areas include kitchen and wash up area, stores and WCs.

The first floor of the property comprises two well-proportioned offices and a self-contained flat which provides two bedrooms/offices and small kitchen.

Externally there is a good sized car park for approximately 22 vehicles. The site extends approximately 0.32 acres (0.13ha) and is level and tarmacked.

Planning

The property is Grade II Listed, but is not located in a conservation area. The Local Authority is South Hams and West Devon council. The property currently has 'sui generis' use but offers potential for a variety of uses (STP).

Rating

The property is entered in the 2023 Rating List with a current rateable value of £6,000.

Licensing

We understand the property traded with the benefit of a Club Premises Certificate.

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

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Bettesworths

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Terms

The sale is to be in standard terms for a sale with no guarantees of indemnities or warranties as to the title or otherwise.

Tenure

Freehold with vacant possession. Title - DN602926

Guide Price

Offers in excess of £600,000 for the freehold interest.

Legal costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC

We understand an Energy Performance Certificate has been commissioned and will be available to interested parties upon request.

Anti-Money Laundering Regulations

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available on request.

Viewing

Viewings can be arranged by appointment with Savills and Bettesworths.

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Bettesworths

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