



88, High Street



88, High Street

, Totnes, Devon TQ9 5SN

Investment purchase in popular market town location. Ground floor retail investment let to Oxfam UK

- Grade II listed property
- Strong tenant covenant

Guide Price £140,000

SITUATION

Totnes is an historic market town in the South Hams area of South Devon. The town centre offers an excellent range of shops, amenities and leisure facilities and many popular restaurants. Totnes has a mainline railway station on the Penzance to Paddington line.

Fore Street and High Street consist of the prime retail area of the town.

DESCRIPTION

Located towards the top end of High Street, the property sits within a mix of traders. The property comprises a ground floor retail unit currently let to Oxfam on the remainder of a 15 year lease from 2015. There are two flats above which are sold off on long leaseholds.



ACCOMMODATION

Ground Floor Shop comprising of main retail area 43.8 sq m plus office/kitchen area, W.C and storage area. Total floor area 76.5 sq.m.

TENURE AND LEASES

Ground Floor Shop - Let on the remainder of a 15 year lease from 19th March 2015 to Oxfam UK. Passing rent £10,750 per annum.

First and Second Floor Flats - Leases expire 25.03.2984
Ground rent £40 per annum per flat.

EPC

The ground floor shop has an EPC of C

<https://find-energy-certificate.service.gov.uk/energy-certificate/6424-0186-0585-6449-9748>

VIEWING

Viewing by prior appointment with the Agents, Stags Commercial
Tel 01803 865116 or Email Commercial@stags.co.uk

RATEABLE VALUE

We have been informed that the property has the following rateable value: 2023 List - £10,250.

Please note this is not rates payable.

For further information please contact the local billing authority, Torbay Council.

FREEHOLD SALE

The sale of the freehold is offered subject to the existing tenancies at a guide price of £140,000.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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