



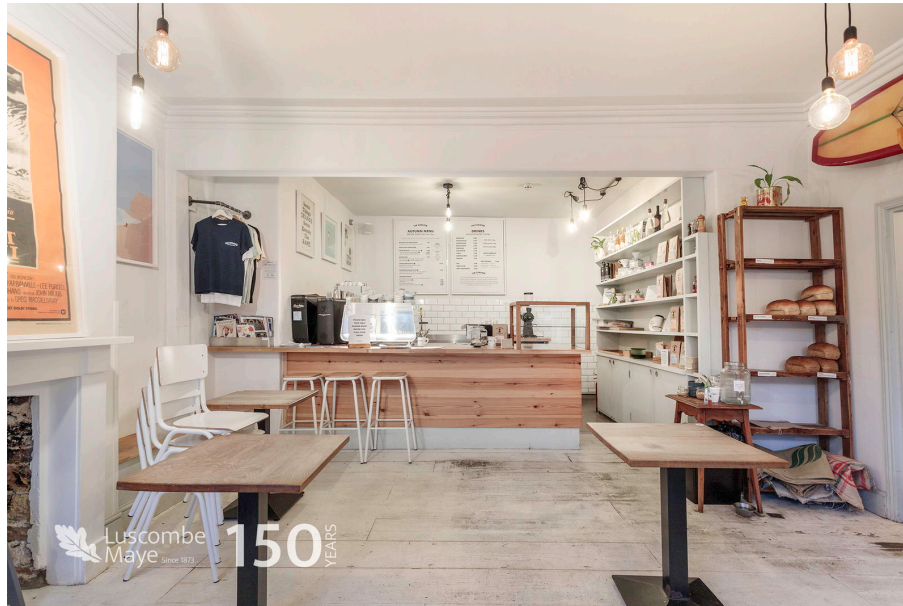
Luscombe Maye

Since 1873

The Plains, Totnes

£425,000

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DESCRIPTION A 3 storey mid terrace Grade II listed period property situated in a prominent and central location fronting a wide pavement on The Plains. The property adjoins a number of other businesses and is within a short walk of The Seven Stars Hotel and Coaching Inn. The property is offered for sale as an investment subject to the lease of the current tenants trading as "The Curator" cafe and restaurant.

ACCOMMODATION On the ground floor is the rear lobby, front cafe area and servery together with half landing and WC. On the first floor is the front room/cafe with period fireplace and 3 deep sash windows, decorative cornice and boarded floor with a kitchen style window to the rear and part tiled walls. On the second floor are 3 offices with period fireplaces and sash style windows. On the top floor formed within the roof space and utilised as storage space.

AMENITIES The premises are within walking distance of town centre amenities.

SERVICES Mains electricity, water and drainage are connected.

TENURE Freehold.

LEASE The property is offered for sale freehold subject to the residue of a 5 year lease from 13 January 2025 and expiring on 13 January 2030 to the Italian Food Heroes Ltd at a net rent of £30,000 per annum exclusive subject to a break clause on 13 January 2028.

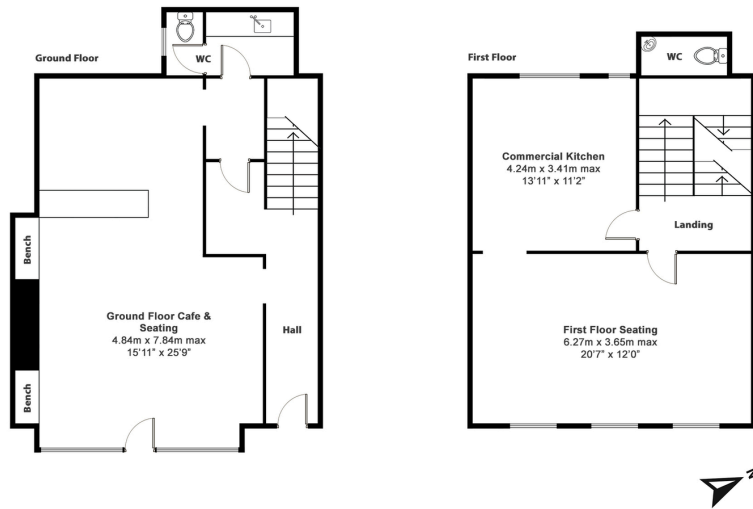
The rent is payable monthly in advance.

RATES The premises are listed on the VOA website as having a Rateable Value of £14,500 with effect from April 1st 2023.

VAT All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

LEGAL COSTS Each party to bear their own legal cost in this transaction





- 3 Storey Mid Terrace Grade II Listed Period Property
- Net rental income of £30,000 P.A.
- Freehold Investment for Sale.
- Prominent And Central Location
- 170 Sq m (1833 Sq Ft)

