



# To let

Office / Business Unit, Rear of 25 Fore Street,  
Totnes, Devon, TQ9 5DA

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

New ground floor business unit

Size approx: 743 sq ft (69.02 sq m)

Suitable for a wide variety of uses, subject to consents

Available on new terms

To let: £8,000 per annum

## Location

Totnes is a vibrant and market diverse town located in the South Hams, well renowned for its large number of independent retailers, coffee shops and eateries it proves to be a popular destination year round for both residents and tourists.

Based on an important road link from Torbay to Plymouth via the A385 the town is well positioned for those looking for a business location in the South Devon area.

## Description

The commercial units has its own entrance accessed via gate off Mill Lane. Additionally there is a pedestrian corridor that gives access from Fore street with access control.

The units have undergone substantial refurbishment which sees them finished and ready to be handed over with an office fit including; suspended ceilings, lighting, perimeter power and carpets. Each unit will has its own WC and kitchen facilities.

Open plan and flexible these units would be suitable for a wide variety of occupiers, subject to consents.

## Accommodation

The approximate size of the property is;

Unit 3 — 743 sq.ft

## Lease Terms

The properties are available by way of new lease at a guide rent starting at **£8,000 pa**, all other terms to be agreed by negotiation.

## Service Charge

The tenant will be liable for a service charge. Service charge to cover the maintenance of the common parts, common utilities and buildings insurance.

Please contact agent for the estimated cost for 22/23.

## Energy Performance Certificate (EPC)

An EPC will be available for each property upon practical completion.

## Business Rates

The property is currently being reconfigured, as a result it has been taken out of rates and will need to be reassessed upon completion. Interested parties are advised to make their own enquiries with the local billing authority.

## VAT

VAT is applicable to rent and outgoings

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

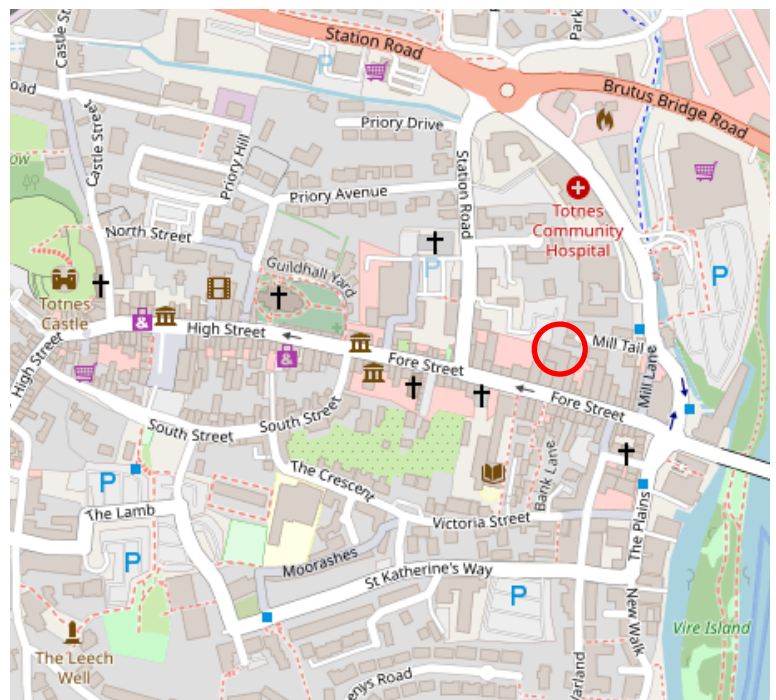
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

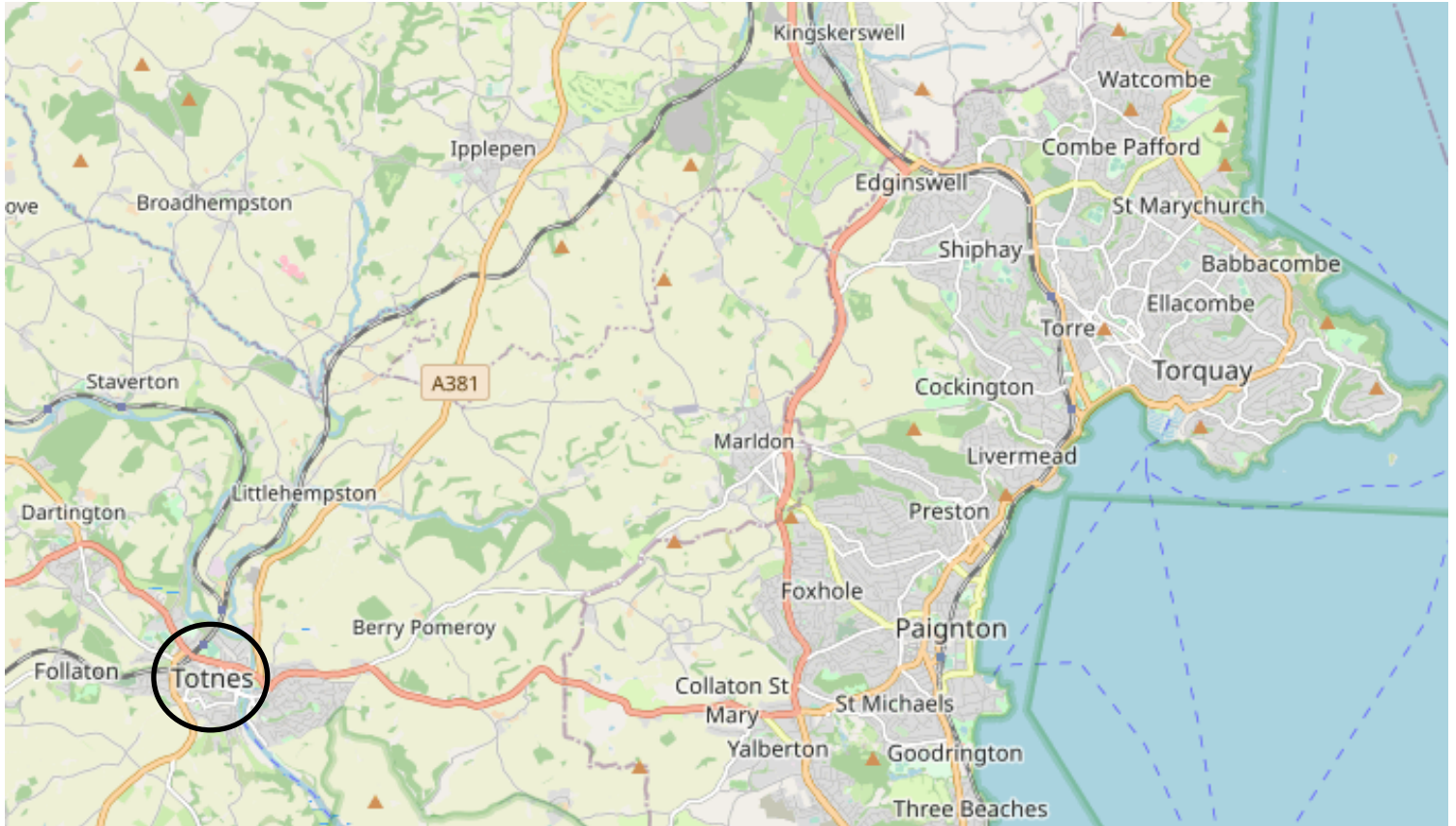
Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Or

Rendells  
13 Market Street, Newton Abbot, TQ12 2 RL

Contact: John Bell  
Tel: 01626 353881  
Email: [commercial@rendells.co.uk](mailto:commercial@rendells.co.uk)





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