

Established



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NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

**To Let**

DRN01118

**Office/Business Unit 2, Rear of 25 Fore Street, Totnes, TQ9 5DA**



**Ground Floor B1 Business Unit - approx. 656 sq.ft**  
**£7,000 per annum**

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881

Email: [commercial@rendells.co.uk](mailto:commercial@rendells.co.uk)

### SITUATION:

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 unit 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 unit has undergone substantial refurbishment with suspended ceilings, air conditioning, lighting, perimeter power and carpets. Each unit 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.

Unit 2 has one informal parking space.

### ACCOMMODATION:

The approximate size of Unit 2 is 656 sq.ft

### ENERGY PERFORMANCE CERTIFICATE:

An EPC will be available for each property upon completion.

### SERVICE CHARGE:

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

Service charge shall be £1 per ft<sup>2</sup> (c.£656 2023/24) plus and apportioned (11%) share of the annual building insurance. (c.£250 2023/24)

### LEASE TERMS:

The properties are available by way of new lease at a guide rent starting at **£7,000 pa**, all other terms to be agreed by negotiation.

### WHAT3WORDS:

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### BUSINESS RATES:

The property has been 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 the rent and outgoings.

### RENT:

Unit 2 – 656 sq. ft £7,000 per annum

### COSTS:

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

### VIEWING & FURTHER INFORMATION:

Strictly by appointment only through the letting agents:

#### RENDELLS

13 Market Street

Newton Abbot

01626 353881

[commercial@rendells.co.uk](mailto:commercial@rendells.co.uk)

#### STRATTON CREBER

20 Southernhay West

Tom Churchward

01392 202203

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

