

Established

RENDELLS

1816

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

To Let

Suite of Offices at Brunel House, Totnes TQ9 5HW



Attractive suite of offices on two floors with extensive display windows just off Fore Street, with a new 5 year lease.

£11,000 per annum

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

Tel: 01626 353881

Email: 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 property stands just off the main Fore Street, well placed for easy accessibility to a nearby public car park. The property enjoys a sizeable footfall and within a short distance of the towns amenities.

The building comprising on the ground floor with two rooms a WC, front entrance with staircase to first floor and door from pavement. On the first floor there are three further offices, a small kitchen and cloakroom. Having undergone recent substantial refurbishment the property is now available with vacant possession.

ENERGY PERFORMANCE CERTIFICATE: EPC - E

SERVICES:

Metered mains electric, water and foul.

LEASE TERMS:

A new 5 year business lease to include full internal repairing and insuring outside of the Landlord & Tenant Act. There will be a mid-term break clause.

BUSINESS RATES:

The property has a Rateable Value of £5,700. This is not the amount payable and qualifying business may be eligible for full exemption if entitled to Small Business Rates Relief.

VAT:

VAT is applicable to the rent.

BUSINESS RATE RELIEF:

The unit would be suitable for small business rate relief.

RENT:

The property is available to rent as a whole for £11,000 per annum.

COSTS:

The incoming tenant will be responsible for the Landlord's reasonable legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by appointment only through the agents

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