



**Brunel House,**  
Totnes TQ9 5HW

Established

**RENDELLS**

1816



# Brunel House,

Station Road, Totnes, TQ9 5HW

**Guide Price £200,000**

The property stands just off the main Fore Street, well placed for easy accessibility to a nearby public car park, enjoying good footfall and within a short distance of the towns amenities. 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. The property also offers the potential to convert into residential accommodation subject to planning permission.

## **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.

## **Building:**

Attractive suite of offices on two floors with extensive display windows just off Fore Street.

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.

## **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.

## **Services:**

Metered mains electric, water and foul.

## **Local and Planning Authority:**

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## **Energy Performance Certificate:** E

**Tenure:** The property is freehold with vacant possession.

## **Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

## **Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings strictly by appointment only through** Rendells Estate Agents, Tel: 01626 353881







#### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.