



11 Ticklemore Street, The Plains, Totnes, Devon TQ9 5EJ



- Centrally located retail unit close to Fore Street and The Plains
- Net internal area approximately 34 sq.m (366 sq ft)
- Suitable for a variety of retail, office or catering uses
- New lease
- Terms to be agreed

£8,000 Per Annum

01803 866130 | rentals.totnes@stags.co.uk

LOCATION

Ticklemore Street is a convenient and quaint location in the heart of Totnes town centre, close to the prime area of Fore Street as well as The Plains and the Victoria Street carpark. This location offers an affordable but still very central option for occupiers for a variety of uses.

The unit is presented as a 'white box' shell ready for fit for either retail, office, catering or any number of other business uses (some of which may be subject to planning consent).

Totnes is a desirable and affluent town, with a thriving and bustling town centre.

Totnes is known for its fiercely independent local business trade, and this unit would be perfect for a small independent local business.

NET INTERNAL AREA

34 sq.m (366 sq.ft)

FRONTAGE

3.61m

11'10"

11'10"

RETURN FRONTAGE

33'4"

ACCOMMODATION

Briefly comprises

Retail area

Frontage 2.81m to Ticklemore Street

Internal width 3.45m 5.48m to The Plains Shopping Centre

Retail depth 9.58m

Build depth 11.61m

Retail area 31.06m² (334 sq.feet)

TENURE

The property is available by way of a new commercial lease, exact lease terms and lease length to be agreed by negotiation.

BUSINESS RATES

We have been informed that the property has the following Rateable Value.

2023 List: £8,600

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties.

Interested parties are advised to make their own enquiries with the Local Billing Authority.

RENT

£8,000 per annum. + VAT

SERVICE CHARGE

£1,147.52 + VAT per annum.

LEGAL FEES

Each party are to bear their own costs in any transaction.

EPC

Rating B

VIEWING

Viewing is by prior appointment with the Agents..

Stags

Tel. 01803 865116.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

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Energy Efficiency Rating		Current	Potential
30% more efficient - lower running costs			
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	27-38		
G	1-26		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	