



2 Island Street, Salcombe, Devon TQ8 8DP

Not far from the Salcombe Gin Factory premises and yet only a short walk from White Strand and shopping area,



- EXCELLENT DOUBLE FRONTED SHOP UNIT
- ALREADY PART FITTED OUT BY THE LANDLORD
- TO INCLUDE UPGRADED ELECTRICAL INSTALLATION
- SUCCESSFUL NICHE TRADING POSITION FOR OVER 30 YEARS

£9,000 Per Annum

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

SITUATION

The premises are at the town centre end of Island Street, not far from Victoria Quay.

DESCRIPTION

About 15 M2 gross internally with laminate floor, painted and plastered walls (recently decorated), updated electrical installation.

TENURE

Leasehold LTA 54 FRI Lease

BUSINESS RATES

£5,700. Small business rate relief may apply.

RENT

£9,000 per annum. Ingoing tenant to pay landlord's reasonable costs

SERVICE CHARGE

Estimated £150.00 pcm

VIEWING

Viewing is by prior appointment with through the agent Stags Tel. 01803 865116.

LEGAL FEES

Ingoing tenant to pay landlord's reasonable costs



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
392 plus) A			
131-181 B			
69-120 C			
55-68 D			
39-54 E			
27-38 F			
1-26 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	