



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,

 EXECLLENT DOUBLE FRONTED SHOP UNIT
ALREADY PART FITTED OUT BY THE LANDLORD
TO INCLUDE UPGRADED ELECTRICAL
INSTALLATION
SUCCESFUL 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

 $\pounds 9,000~\text{per}$  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

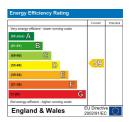




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