



4 Bridgetown, Totnes, Devon TQ9 5AB



- Workshop Unit
- Ground floor 70.3 sq m. approx
- Plus first floor office
- Suitable for a variety of Retail or Office uses
- New lease
- Terms to be agreed

£5,000

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

LOCATION

Bridgetown is a short walk from Totnes town centre. The location offers an affordable option for occupiers for a variety of uses.

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.

WORKSHOP

Main area 26.55 sq.m. Two steps leading to further area of 21.79 sq.m. Further storage areas of 21.96 sq.m. Total ground floor 70.3 (approx). First floor office of 28.8 sq.m. Shared w.c. facility

TENURE

The property is available by way of a new commercial 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: £6,700.

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. South Hams District Council

RENT

£5,000 Per annum

EPC

EPC E

<https://find-energy-certificate.service.gov.uk/energy-certificate/9265-3008-0216-0500-8201>

VIEWING

Viewing is by prior appointment with the Sole Agents, Stags, 26 Fore Street, Totnes, Devon, TQ9 5DX Tel. 01803 865116



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
01803 866130
rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (91-93)	A		
81 (81-91)	B		
69 (69-81)	C		
55 (55-69)	D		
39 (39-55)	E		
21 (21-39)	F		
1 (1-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	