



Unit 9/9a The Plains Shopping Centre, Ticklemore Street,  
Totnes, Devon TQ9 5EJ

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- Good location
- Total net internal floor area approximately 66.3 sq m (713 sq ft)
- Available

£9,500 Per Annum

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

Totnes is a very popular South Devon market town located at the lowest bridged crossing point of the River Dart. It serves a large rural hinterland and benefits enormously from a seasonal influx of tourists.

Ticklemore Street is a commercial location off Fore Street in the centre of Totnes. It is popular with a range of retailers, professional services and cafes/restaurants. It connects the lower reaches of the town with a public car park, so consequently benefits from a good level of pedestrian footfall.

## DESCRIPTION

9/9a The Plains Shopping Centre is a ground floor shop in a level location at the foot of the town centre. It is suitable for a variety of retail uses. The retail area extends to 46.1 sq m (496 sq ft) plus office and W.C.

## LEASE

The property is available on a new proportionately full repairing and insuring lease, terms to be agreed.

## RENT

Initial rent £9,500 per annum plus VAT. Estimated service charge is £2,530.16 plus VAT per annum.

## EPC

Band C (72)

## BUSINESS RATES

The property currently has a Rateable Value of £7,800. This is not the amount payable, and qualifying businesses may be eligible for Small Business Rates Relief.

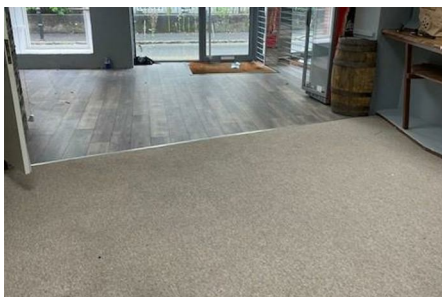
## SERVICES

Mains water and electricity.

## VIEWING

Strictly by appointment with the agents, Stags, 26 Fore Street, Totnes, Devon TQ9 5DX.

01803 865116 or commercial@stags.co.uk



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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	