



71 Fore Street, Totnes, Devon TQ9 5NJ

A small retail unit of 23.4 sq.m (252 Sq. ft) in the principal shopping street of historic Totnes.

- Excellent location and footfall
- Highly visible frontage
- Available January 2025

£8,000 Per Annum

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

LOCATION

Totnes is a popular & affluent town with a thriving town centre. It is well known for independent local business trade and this unit would be perfect for a small independent local business.

Located in the popular Fore Street just below the centre of the town and below the arch, the unit is presented as a "white box" shell ready for tenant fitting.

DESCRIPTION

The shop is an irregular shape but has an approximate overall floor area of 23.4 m (252 sq.ft), plus W.C.

BUSINESS RATES

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

2023 List: £7,800

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 enquires with the local billing authority.

VIEWING

Viewing is by prior appointment with the Agents. Stags Commercial Tel. 01803 865116.

LEGAL COSTS

Each party to bear own costs in any transaction.

LEASE

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



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



RENT

£8,000 pa

EPC

73 c

Link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2936-2334-5721-4611-7123?print=true>

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