



STAGS

Shop 1, Huntwell House 48 High Street, Totnes, Devon
TQ9 5SQ

Shop 1 48 High Street is a ground floor shop
located on the main Totnes High Street.

- Excellent location
- Total net internal floor area approximately 39.7sq m (427 sq ft)
- Band D (87)
- The property is available on a new lease, terms to be agreed.

£10,650 Per Annum

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

SITUATION

Totnes is a popular market town which has a good level of footfall throughout the year. The town has good transport links, with access to the A38 linking it with the cities of Exeter and Plymouth, and a train station located on the main Penzance to Paddington line. The high street is popular with both independent and larger retailers, as well as offering a good range of cafes/restaurants and professional services.

DESCRIPTION

Shop 1 48 High Street is a ground floor shop located on the main Totnes High Street. Regular markets are held in the nearby Market Square, making this part of the High Street a popular area for shoppers with a good level of footfall. There are several car parks nearby.

The shop extends to approximately 39.7 sq m (427 sq ft), plus w.c.

LEASE

The property is available on a new lease, terms to be agreed.

RENT

£10,650 per annum plus a service charge of £1,991.88 per annum.

EPC

Band D (87)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0628-2797-7030-9900-4003>

BUSINESS RATES

2023 List: £10,000

Please note this is not Rates Payable. 100% relief will be

available for eligible parties qualifying for Small Business Rates Relief. Interested parties are advised to contact the Local Authority, South Hams District Council.

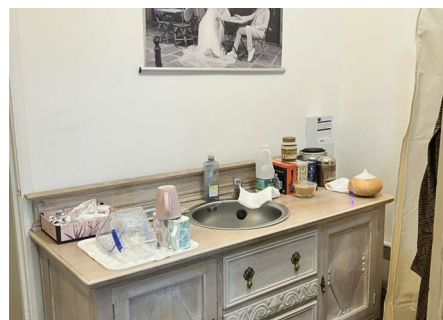
SERVICES

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
rentals.southdevon@stags.co.uk



@StagsProperty



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		