



1 Dartmouth Close, Totnes, TQ9 5DR

Ground floor offices or retail with first floor offices located at the foot of Totnes town centre.

• RENT £8,000 PLUS VAT • GOOD LOCATION • NET INTERNAL AREA 38 sq m (407 sq. ft), PLUS FIRST FLOOR OFFICES (NET INTERNAL AREA APPROX 27 sq. m (294 sq. ft)) • NEW LEASE

£8,000 Per Annum

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

LOCATION

Totnes is a desirable & historic town with a bustling town centre. Located close to the prime area of Fore Street as well as The Plains, the location offers a central option for occupiers for a variety of uses.

DESCRIPTION

A well located unit in an attractive building.
Suitable for retail, office, catering or other business use (subject to any necessary planning consent).
Ground floor unit
Net internal area 38 sq.m. (408 sq. ft) with kitchenette

First floor Office with kitchenette, plus separate w.c. & shower
Net internal area 27 sq m (294 sq ft)

LEASE

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

RENT

£8,000 + VAT per annum

SERVICE CHARGE

£1,422.72 per annum + VAT

BUSINESS RATES

We have been informed that the property has the following Rateable Value 2023 List:

£5,900.00

Please note this is not Rates Payable. 100% Small Business Rates relief will be available to eligible parties.

Interested parties are advised to make their own enquires with the local billing authority.

LEGAL COSTS

Each party to bear own costs in any transaction.

VIEWING

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

EPC

D 87

Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/6153-0208-3687-3102-8326>



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
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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