

STAGS

10 High Street, Totnes, Devon TQ9 5RY

• Central Location • First floor office accommodation approximately 57m² (617sq ft) • Suitable for a variety of uses • Available now

£7,200 Per Annum

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

LOCATION
Totnes is an historic market town in South Devon. The town centre offers an excellent range of shops, amenities, leisure facilities and many popular restaurants. Acesss routes are strong.
Totnes benefits from a main line railway station on the Penzance to Paddington line. The cities of Exeter and Plymouth are easily accessible via the A38 Devon Expressway.

DESCRIPTION
The Merchants House is centrally located within the town, a short distance from the Market Square. The first floor offices are accessed just off the High Street via a short flight of steps to the main front door on the side elevation. The shared entrance way leads to two offices on the first floor, both of which have historic detailing including ornate ceilings and timber pannelled walls.

OFFICE 1 (Approximately 31m²) (329 sq ft)
Located at the front of the building with large windows to the front and a smaller window to the side.

OFFICE 2 (Approximately 27m²) (291 sq ft)
Located at the rear of the building, but easily accessed across the landing from office door to kitchenette with sink.

TENURE
Available on a new lease, terms to be agreed.

LEGAL
Each party to bear their own costs

EPC
TBC

SERVICES
Mains electric, water and sewerage.

RENT
£7,200 per annum (£600 per calendar month).

RATEABLE VALUE
April 2026 list: £5,300
100% Rate relief will be avaliable for eliqible parties qualifying for small Business Rates Relief.
Please note this is the current rates payable for the property.
For further infomation please contact South Hams District Council, Follaton House, Plymouth Road, TQ9 5NE.

VIEWINGS
By appointment with the agents Stags
Commercial 01803 865116
Commercial@stags.co.uk

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND
The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.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.

STAGS
The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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