



11 High Street, Totnes, Devon TQ9 5NN

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Ground floor retail unit in excellent town centre location.

- Centrally located retail unit
- Net internal area approximately 45m<sup>2</sup> (484 sq.ft)
- Suitable for a variety of retail uses
- New lease available on FRI terms

£20,000 Per Annum

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

## SITUATION

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. Totnes benefits from a main line railway station on the Penzance to Paddington line

## DESCRIPTION

Located in the heart of the Totnes town centre with an excellent footfall this very central unit would be suitable for a variety of uses. The shop unit provides a useful space and has excellent frontage. Main retail space of 45m<sup>2</sup> (484 sq ft) plus kitchen and W.C.

## TENURE

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

## BUSINESS RATES

We have been informed that the property has the following Rateable Value as of the April 2026 list: £16,750. This is not the amount payable, and qualifying business may be eligible for Small Business Rates Relief.

Interested parties are advised to make enquiries with the rating authority, South Hams Council.

## RENT

£20,000 per annum

## EPC

61C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9454-6985-1010-3157-4516>

## LEGAL FEES

Each party to bear their own costs in any transaction

## VIEWING

By appointment with Stags, 26 Fore Street, Totnes.

Telephone (01803 865116) Email: [commercial@stags.co.uk](mailto:commercial@stags.co.uk)

## SERVICES

Mains water, drainage, and electricity are available.

## CODE FOR LEASING BUSINESS RATES

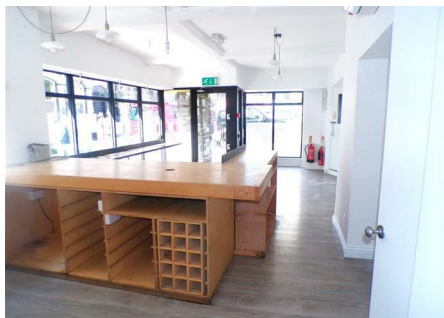
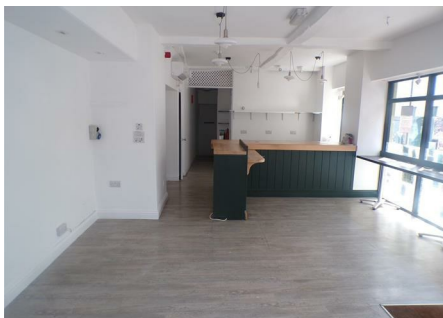
CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2020:

The Code for Leasing Business Premises in England & Wales 2020 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit

<https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/code-for-leasing-business-premises-1st-edition>

## NOTE

All reasonable steps and due diligence have been taken in preparing these particulars. If you have any queries as to any of the statements made herein please contact us before the viewing. These particulars do not constitute part of an offer or contract. We are not qualified to test appliances and systems within the property and have not done so. Measurements are to the nearest three inches with computer generated metric conversion.



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](mailto:rentals.southdevon@stags.co.uk)



@StagsProperty



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