



Office 74 Fore Street, Totnes, Devon TQ9 5RU

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A well located office in a good town centre  
location in popular Totnes

• Flexible work space • Town centre location • Parking for 1 car • New Lease  
terms to be agreed

£7,000 Per Annum

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

## SITUATION AND DESCRIPTION

Totnes is a popular market town at the lowest bridged crossing point of the River Dart. The town serves a wide catchment area and benefits significantly from the seasonal influx of tourists.

The property forms part of a Grade II Listed building and is located in the busy central section of the town just below the Eastgate Arch. The property is currently occupied as an office but could be suitable for a variety of uses, subject to any necessary planning consents.

The office space has a kitchen and bathroom, and includes one parking space.

Office Area 7.774 X 4.652  
Kitchen Area 3.385 X 2.014

## LEASE

The property is available on a new lease. terms to be agreed. The lease is effectively on full repairing and insuring terms (FRI) by way of an annual service charge payable to cover the maintenance, repair redecoration and insurance of the communal parts of the building.

## RENT

£7,000.00 per annum.

## SERVICE CHARGE

To cover the tenants share of buildings insurance and maintenance of the property. £1,157.40 for the current year. (£ 289.35 per quarter)

## COSTS

Each party to bear with their own costs.

## PARKING

There is one parking space allocated for the office which is included in the rent.

## BUSINESS RATES

Rateable value 2023 List £1,950.00. 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 enquiries with the local billing authority, South Hams District Council 01803 861234

## EPC

EPC E (117)

## VIEWING

By appointment with the agents at 26 Fore Street, Totnes. Telephone (01803) 865116.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES

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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.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  
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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                                   |         |                         |
| (45-54) E                                   |         |                         |
| (31-44) F                                   |         |                         |
| (13-44) G                                   |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |