

Established

RENDELLS

1816



The Merchant House, 10 High Street, Totnes TQ9 5RY

Annual rent of £7,200

Situated in the heart of the town centre two first floor offices approximately 622 sq.ft in total

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Situation

The Merchant House is centrally located within the popular market town of Totnes, on the main Fore Street just above the Clock Tower. Totnes is a well-located town, with the A385 connecting directly onto the A38, as well as having excellent main trainline connections. The Landlord has recently undertaken major restoration to the office space. The building is split between a ground floor shop, flat and offices of which all are owned by the same landlord.

Situation

Located in one of the most historic buildings in Totnes, The Merchants House is situated in the heart of the town centre close to the East Gate arch. Totnes is a vibrant and market diverse town located in the South Hams, well renowned for its large number of independent retailers, coffee shops and eateries it proves to be a popular destination year-round for both residents and tourists. Based on an important road link from Torbay to Plymouth via the A385, the town is well positioned for those looking for a business location in the South Devon area.

Description

A short flight of steps off the High Street pavement takes you onto a cobbled courtyard to the side of the property with a separate door leading into a Reception Hall, shared with the two flats, which are an integral part of the building but not the shop. Leading off this hallway is access to a Cloakroom with handwash basin and WC. A staircase rises to a half landing, off which are the are two accesses to each of the offices. Both offices comprise ornate molded ceilings, timber panel walls and have all the benefits of a modern office plus all the character of its age in this location. The unit 2 office has in addition a small kitchenette including a sink unit, drainer, worktop, light and power.

Office 1 19' 3" x 17' 5" (5.86m x 5.30m)

A spacious room with three sash windows to the front and a window to the side looking down town to East Gate arch, feature fireplace, ornate ceiling, wood panelled walls, two electric night storage heaters

Office 2 19' 5" x 14' 10" (5.91m x 4.52m)

A good sized room, sash window to the side, ornate ceiling, wood panelled walls, electric night storage heater, door into kitchenette with sink drainer, electric water heater.

Rateable value

Current Rateable Value - £5,300 (1 April 2026 to present) Please note this is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. South Hams District Council Follaton House Plymouth Road Totnes TQ9 5NE 01803 861234

Rent

The annual rent is £7,200 (£600.00 per calendar month)

Deposit

£1,200

Tenure

There will be a short-term insuring commercial lease offered on this property, outside of the 1954 Landlord and Tenants Act, terms to be agreed.

Legal Costs

The prospective tenant will be expected to pay for the Landlords legal fees, their own legal fees and the selling agents fees.

Energy Performance Certificate

TBC

Availability

Available Now

Viewing

Viewing can be arranged by prior appointment with the agents Rendells, please contact the Newton Abbot office 01626 353881 option 1.

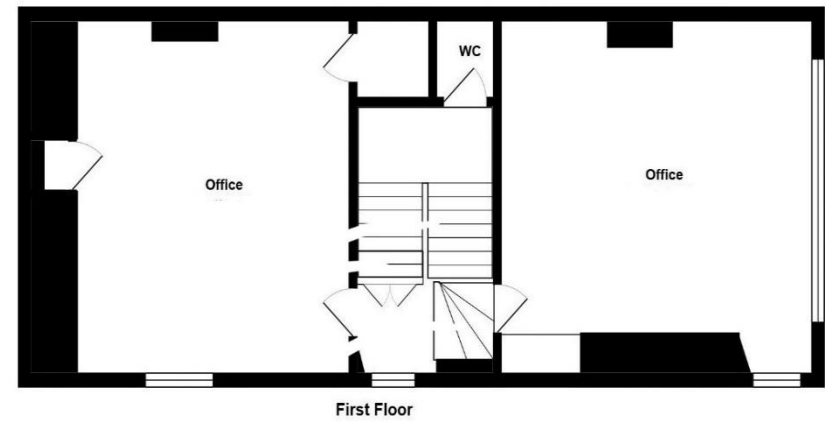
Services

Mains electric Mains water and sewerage

Local Authority

South Hams District Council Follaton House Plymouth Road Totnes TQ9 5NE 01803 861234





Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.