



MICHELMORE HUGHES

Rural & Commercial Property Management

6 The Plains, Totnes, TQ9 5DW

Substantial A1/A3/A4 Unit in Totnes Town centre.

Prominently located on The Plains in this thriving town.

• 4,700sq ft over 3 floors (Grd 2,200/ FF 1,500/ SF 1,000) • Would suit pub/bar/ restaurant or retail • Terms to be negotiated • •

POA

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LOCATION

Totnes, with a population of around 8,000, is an historic and popular market town in the centre of the South Hams in South Devon, renowned as an Area of Outstanding Beauty. The town is approximately 22 miles south west of Exeter, 24 miles to the east of Plymouth and 6 miles west of Torbay. Sitting in the heart of South Devon on the banks of the River Dart, this unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere.

DESCRIPTION

Unit 6, The Plains is a large double fronted, 3 storey period building situated in a very prominent position in this popular and busy part of town, surrounded by a mix of retail, pubs, cafes and residential properties. The subject property lends itself to either retail use or alternatively would make an ideal pub/bar/restaurant, given its central location.

The premises comprises:-

GROUND FLOOR

2,200 sq ft

FIRST FLOOR

1,500 sq ft

SECOND FLOOR

1,000 sq ft

TOTAL

Approximately 4,700 sq ft

RATEABLE VALUE

2017 List: £28,750. Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, South Hams District Council.

TENURE

The property is available by way of a Fully Repairing and Insuring Lease with length and terms to be agreed.

COSTS

Each party will bear their own legal costs incurred in any transaction.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Michelmores Hughes Stags. Telephone 01803 865116

EPC

B (Listed under TQ9 5DR)

CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and 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

