

MICHELMORE HUGHES

CHARTERED SURVEYORS & ESTATE AGENTS

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40 HIGH STREET, TOTNES, DEVON, TQ9 5RY



RENT: £16,500 PER ANNUM

A Retail unit of 67.17 sq.m. (723 sq.ft.) in a modern purpose built building adjacent to the town's popular market.

ESTABLISHED SINCE 1815

SITUATION & DESCRIPTION

The shop will be available from the 24th of June when the present occupier, The Dartington Book Shop (which also occupies the adjoining shop premises), will be giving up possession.

The shop is modern and has an excellent shop front and prominence in the High Street adjacent to the town's market square. Riverford Food, M & Co., Conker Shoes and Greenlife are close by.

Totnes has a national reputation and is an historic Elizabethan town at the head of the River Dart. Popular all year round with visitors, it is also easily accessible for those wishing to experience a more varied and interesting shopping experience. There is a main line railway service offering quick and easy travel from Exeter and Plymouth. The A38, Torbay and Newton Abbot are all within about 20 minutes drive.

THE SHOP

RETAIL AREA 52.97 sq.m. (564 sq.ft.) Depth 10.70 x width 4.95 (35' x 16'2"). Suspended ceiling incorporating down lighters. Electric heating and a fitted counter.

REAR HALL gives access to fire door and pedestrian rear access. Cloakroom with wash hand basin and separate w.c.

OFFICE/STOCK ROOM 2.82 x 2.82 (9'3" x 9'3") With built-in cupboard and sink.

RENT £16,500 per annum

SERVICE CHARGE £220.25 per quarter

COSTS The ingoing tenant will be responsible for the landlords reasonable legal and agents fee to a maximum of £2,500 plus vat.

LEASE A new lease is available on effective FRI terms.

BUSINESS RATE Rateable value estimated £16,000 (at present No. 40/42 are rated as one shop)

VIEWING By appointment with the agents at The Old Surgery, 26 Fore Street, Totnes. Telephone (01803) 865116 and White Druce & Brown, Elliott House, 28a Devonshire Street, London. W1G 6PS (0207) 74675997

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 for sale with the property and have not done so. Measurements are to the nearest three inches with computer generated metric conversion.