

FREEHOLD PROPERTY FOR SALE

58-60 Fore Street, Totnes, TQ9 5RU



LOCATION

The market town of Totnes is located on the banks of the River Dart in South Devon approximately 39km (24 miles) east of Plymouth and 47km (29 miles) south east of Exeter.

The town is circa 7 miles east of the A38 and lies on the A381 linking Totnes with Newton Abbott and the A380. Totnes railway station is situated on the Reading to Plymouth line, and has trains direct to London and Plymouth.

SITUATION

The property fronts onto the south side of Fore Street, the main shopping pitch in the town. This is the primary trading area and is populated with national occupiers and independent retailers.

Local retailers include Superdrug, WHSmiths, Peacocks, Holland & Barrett, as well as a number of independent retailers.

DESCRIPTION:

The subject property comprises a terraced property arranged over ground, first and second (attic) floor.

The ground floor retail space has a full height glazed retail frontage and currently provides front of house shop/retail floor space with staff facilities to the rear including customer meeting rooms, store rooms and a kitchenette. The retail unit also benefits from a first floor storage room.

The self-contained office accommodation is accessed by way of a separately accessed door from Fore Street. The first floor provides basic office accommodation with carpeted floors, painted and plastered walls, suspended ceilings with recessed lighting and wall mounted electric heaters. The second floor provides a small storage room/office accessed via the first floor.

TENURE

Freehold

ACCOMMODATION

The unit extends to the following approximate floor areas measured on an NIA basis unless stated otherwise

Retail Shop

Sales Area: 1,473 sq ft / 136.82 sq m

Ancillary: 520 sq ft / 48.30 sq m

(Ground Floor (ITZA): 895 sq ft / 83.15 sq m)

First Floor 206 sq ft / 19.11 sq m

Total NIA: 2,199 sq ft (204.23 sq m)

Offices

First Floor: 789 sq ft / 73.32 sq m

Second Floor: 249 sq ft / 23.09 sq m

Total NIA: 1,038 sq ft (96.41 sq m)

RATES

Retail Rateable Value: £36,000

1st / 2nd Floor Office Rateable Value: £7,500

Interested parties should verify these figures with the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

To be provided on request

VAT

The property is not elected for VAT

LEGAL COSTS

Each party is to be responsible for their own legal costs.

PROPOSAL

We are instructed to seek unconditional offers in excess of **£425,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn.

Adam Hanline

+44 (0)20 7851 2157

Adam.hanline@glhearn.com

Ed Rohleder

+44 (0)20 3096 5962

Ed.rohleder@glhearn.com

Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

June 2019



50 metres

Experian Goad Plan Created: 11/02/2019
Created By: G L Hearn



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011