



## 31-33 Fore Street, Totnes, Devon, TQ9 5HH

Landmark building in prime retail location | 5,081 sq.ft (472 sq.m) | Self-contained upper floors | Suitable for a variety of uses |

**Guide price: £600,000**

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## LOCATION

The property is situated in the prime retail location of Fore Street within the heart of the town centre. Nearby occupiers include Superdrug, Holland & Barratt, T G Jones and many popular independent traders.

Totnes is a thriving South Devon town serving a catchment of approximately 15,000 and benefits considerably from a seasonal influx of tourists.

The town is well positioned on the A385 link road 29 miles from Exeter and 9.3 miles from Torquay.

## DESCRIPTION

The property comprises a Grade 2 listed period building arranged over four floors including the attic. Access to the ground floor is gained from Fore Street with the upper floors separately accessed to the side of the Bank's entrance.

The ground floor comprises a former banking hall together with further offices, stores, strong rooms and staff welfare facilities at part first floor level.

The self contained upper floors are arranged over three floors with the first floor comprising a reception, waiting area, 3 offices, post room, kitchen and male W/C facilities.

The second floor provides six offices and female W/C facilities. There is also access to the attic which is suitable for storage purposes.

The accommodation on the upper floors is carpeted and benefits from gas-fired central heating.

To the rear of the property there is a parking compound which provides parking for six cars.

## ACCOMMODATION

The property comprises the following approximate net internal floor areas:

Floor	Description	Sq.ft	Sq.m
Ground	Sales	2,232	207
First	Ancillary	1,374	127.6
Second	Ancillary	1,228	114
Attic	Storage	247	22.9
<b>Total:</b>		<b>5,081</b>	<b>471.5</b>

## TENURE

Freehold with vacant possession.

## ENERGY PERFORMANCE CERTIFICATES (EPCs)

The ground floor EPC is: B (50)

The first and second floor EPC is: F (137)

## NOTE

The current lease has expired and Lloyds Bank are holding over. The bank closed on the 8th January 2026. Formal termination notice is awaited.

**PHOTOS: GROUND FLOOR & PART FIRST FLOOR**



**PHOTOS: UPPER FLOORS**



# FLOOR PLAN





## PROPOSAL - SALE

The property is offered for sale Freehold at a guide price of **£600,000**. Please contact joint agents for further details.

## VAT

VAT is not applicable to this sale.

## BUSINESS RATES

The property is understood to be rated by two assessments as below:

Ground floor:

Rateable value (1 April 2026): £60,500.

First and second floor with attic:

Rateable value (1 April 2026): £14,750.

\*The building is Grade 2 listed and qualifies for 100% empty business rates relief.

## PLANNING HISTORY

Conditional consent was granted for change of use in July 2003 of part first floor and whole of second floor from offices to two residential flats.

Application No 56/1131/03/CU.

## AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser or tenant will be required to comply with procedure at the time the sale is agreed.

## LEGAL COSTS

Each party to bear their own legal costs in the transaction.

## VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the joint agents:

**Stratton Creber Commercial | 20 Southernhay West | Exeter | EX1 1PR**

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OR

**John Arkwright & Co.**

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