

19 High Street

Ref No: 5261

Totnes, Devon, TQ9 5NW



Large Office Premises in Prime High Street Location

Attractive Grade II Listed Former Solicitor's Office

Office Accommodation Over Three Floors – GIA 219m² (2,357 sq ft)

Prime High Street Fronting Location in Central Totnes

Viewing Highly Recommended

Annual Rental of £20,000

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



19 High Street

Totnes, Devon, TQ9 5NW

LOCATION

The property is prominently situated on Totnes High Street, within the heart of the town centre. Totnes is a thriving and historic market town in the South Hams district of Devon, well-known for its independent businesses, vibrant community and excellent transport links. The High Street benefits from significant footfall and visibility, making this a highly sought-after location for professional occupiers.

DESCRIPTION

19 High Street comprises a Grade II listed former solicitor's office arranged over ground, first and second floors. The building has been in continuous office use since 1832 and offers traditional, characterful accommodation ideal for professional or business occupiers seeking a central Totnes location, with high street fronting offices.

The layout is traditional in nature, with a mix of private offices and shared working spaces, suitable for a range of business uses.

The accommodation briefly comprises:-

GROUND FLOOR

Arranged as reception, stores and meeting room.

FIRST FLOOR

4 x offices and a WC.

SECOND FLOOR

3 x offices, store and WC.

SERVICES

The property is connected to mains electricity, gas, water and drainage.

The property is fitted with gas central heating.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£20,000 per annum, exclusive.

BUSINESS RATES

2026 List: £11,500.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

PLANNING/ USAGE

We understand the property has been used as professional offices under Use Class E.

Interested parties should satisfy themselves as to the suitability of the property for their intended use and are advised to contact South Hams District Council regarding planning enquiries.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:
The Code for Leasing Business Premises in England & 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

Interested in this property?

T.01803 21 20 21 bettsworths.co.uk

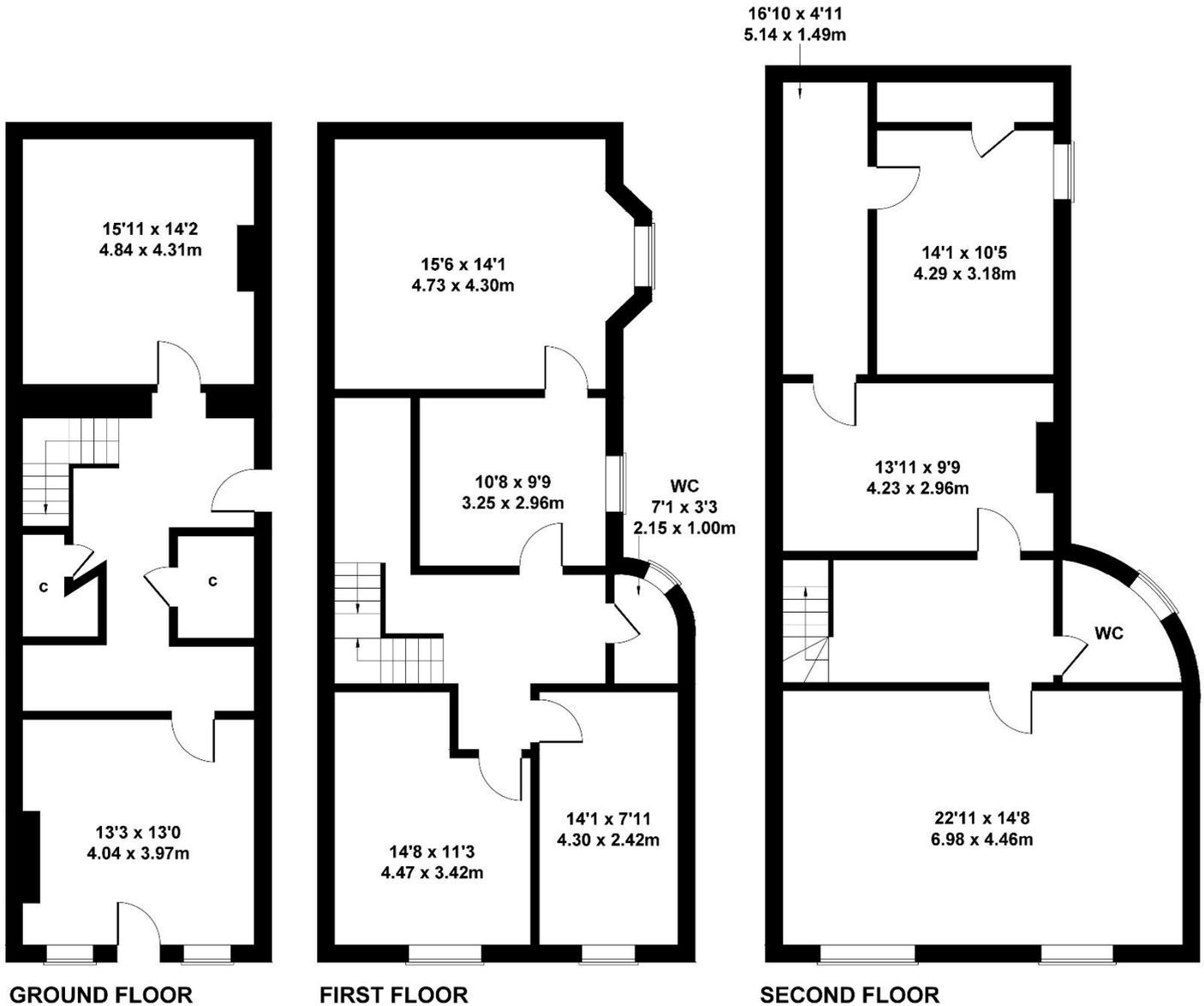


19 High Street

Totnes, Devon, TQ9 5NW

19 High Street, Totnes

Approximate Gross Internal Area
2357 sq ft - 219 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

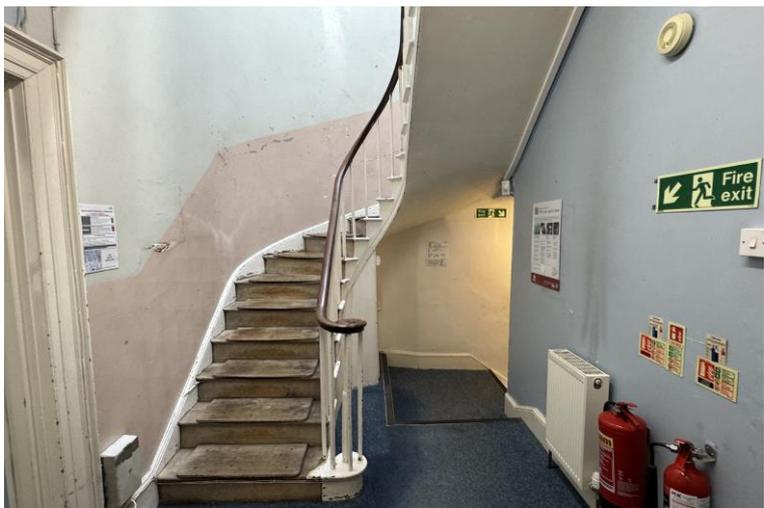
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





19 High Street

Totnes, Devon, TQ9 5NW



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

