

21 High street

Ref No: 5513

Totnes, Devon, TQ9 5NP



Prominent Freehold High Street Property in Centre of Totnes

Arranged Over Basement, Ground, First and Second Floors

Former Dental Surgery Extending to Approximately 180m² GIA (Excluding Basement)

Suitable for Continued Commercial Use or Residential Conversion Potential of Part (STP)

Vacant Possession – Enclosed Courtyard at Rear of Property

Offers in the Region of £200,000 Freehold

Interested in this property?

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LOCATION

The property occupies a prominent trading position on Totnes High Street, within the heart of a highly sought after and historic South Devon market town. Totnes is well regarded for its independent retailers, cafés, professional occupiers and strong year-round footfall, whilst also benefiting from excellent transport links via the A38 Devon Expressway and mainline railway station providing connections to Exeter, Plymouth and London Paddington.

The property is situated amongst a mixture of retail, office, leisure and residential occupiers and would suit owner occupiers, developers or investors seeking a substantial town centre freehold with future asset management and development potential.

DESCRIPTION

A substantial mid-terraced freehold property previously arranged and utilised as a dental surgery. The accommodation is arranged over basement, ground, first and second floors and extends to approximately 180m² gross internal area, excluding the basement. The property is currently vacant throughout and is considered suitable for a variety of commercial uses, subject to any necessary consents.

Given the layout and town centre location, there is also considered to be potential for residential conversion or mixed-use redevelopment of the upper floors, subject to planning permission.

Internally, the accommodation remains fitted as a former dental practice with a number of surgery rooms, reception and waiting areas, consultation rooms, WCs, staff facilities and ancillary storage. The property would now benefit from refurbishment and modernisation throughout.

The accommodation briefly comprises:-

BASEMENT

Ancillary office/storage accommodation with stair access from the ground floor.

GROUND FLOOR – APPROX. 67M²

Former reception and waiting area with a number of surgery rooms, kitchen/staff facilities and ancillary accommodation.

FIRST FLOOR – APPROX. 65M²

Former surgery and consultation rooms together with waiting area, storage cupboards and ancillary accommodation.

SECOND FLOOR – APPROX. 48M²

Additional surgery/treatment rooms together with WCs, lobby area and attic storage/void space.

TENURE

The property is offered for sale freehold with vacant possession.

ASKING PRICE

Offers in in the region of £200,000.

EPC RATING D

BUSINESS RATES

2026 List: £18,250.

Interested parties are advised to make their own enquiries with the Local Billing Authority as to the likely rates payable.

LEGAL COSTS

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

VIEWING

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

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