



For Sale

Unit 2, Leats Building, Babbage Road, Totnes, TQ9 5JA

Semi-detached modern warehouse
unit/office space.

Open plan ground floor area with office
and meeting room to the rear

Ground floor: 136.75 sqm / 1472 sq ft

Mezzanine: 125.41 sqm / 1350 sq ft

5 parking spaces

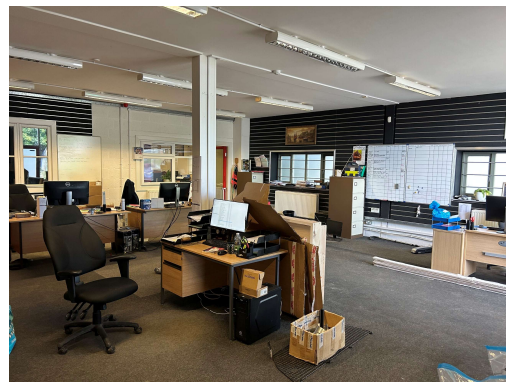
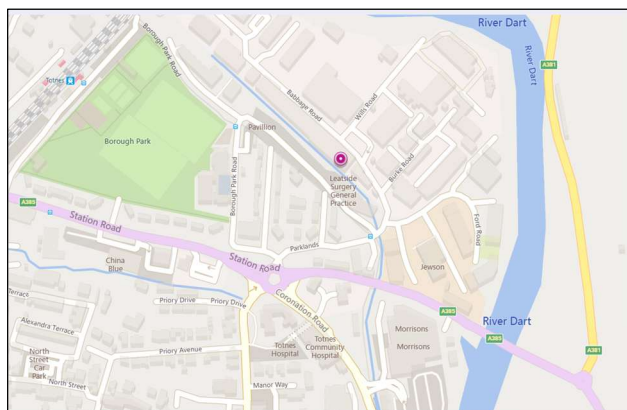
Asking price: £240,000 plus VAT

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

The historic town of Totnes is the lowest bridging point on the River Dart. The town's retail centre extends from Fore Street beneath the rebuilt historic arch into High Street above the arch in a linear fashion. The subject premises are located on Babbage Road which is just off the roundabout by Morrisons Petrol Station. Babbage Road comprises several commercial premises to include offices, trade-counter operators and industrial occupiers.

A modern warehouse / office space currently occupied by a construction company although to be sold on a vacant possession basis. To the ground floor there is an open plan office area to the front with an additional rear office, meeting room and female WC. There are also two side rooms used for storage. On the first floor there is an open plan storage area with a kitchen area and male WC's. The unit has 5 parking spaces to the front.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Ground floor	136.7 sq m	1472 sq ft
Mezzanine	125.4 sqm	1350sq ft

Rateable Value

We understand that the property is shown in the 2023 Rating List has having a rateable value of £27,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C(53)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

Ref: 15480

Dated: July 2025



Plymouth Office
The Old Harbour Office
Guys Quay, Sutton Harbour
Plymouth, PL4 0ES
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.