



95 High Street

95, High Street, Totnes, TQ9 5PB



Totnes (Train Station): 0.5 miles,
Dartmouth: 13 miles, Exeter: 29 miles

A prominent Grade II listed mixed-use freehold investment in the heart of Totnes, comprising a let retail shop and two-bedroom maisonette

- Prominent position in the historic centre of Totnes
- Attractive Grade II listed mixed-use building
- Double-fronted ground-floor retail premises
- Shop currently producing £8,000 per annum
- Separate two-bedroom maisonette
- Character features throughout
- In need of some modernisation
- Offered for sale with no onward chain
- Freehold
- Council tax band B

Guide Price £465,000

SITUATION

95 High Street occupies a prominent position within the historic centre of Totnes, one of South Devon's most distinctive and highly regarded market towns. The property stands amid the independent shops, cafés, galleries and established businesses for which the town is renowned, with everyday amenities readily accessible on foot.

Totnes offers a vibrant community, a regular market and a rich architectural heritage, together with a mainline railway station providing connections towards Exeter, Plymouth and London Paddington. The surrounding South Hams countryside, the River Dart and the South Devon coastline are also within easy reach.

DESCRIPTION

Combining the vibrancy of town-centre living with the appeal of an established investment, 95 High Street presents a rare opportunity to acquire an attractive mixed-use building in a prime central position.

The Grade II listed property comprises a double-fronted ground-floor retail unit with useful ancillary accommodation, together with a separately accessed two-bedroom maisonette arranged over the first and second floors. The building retains a wealth of traditional character, including sash windows, fireplaces and well-proportioned rooms.

The shop is currently let at £8,000 per annum under a ten-year lease understood to have commenced in 2024. The property is offered for sale with no onward chain.

ACCOMMODATION

The commercial premises are entered directly from High Street and benefit from two large display windows providing excellent visibility. The principal shop area is of a generous size and includes storage cupboards and a WC. To the rear is a store/workshop with plumbing, together with further ancillary storage accommodation.

The maisonette has an independent entrance from High Street. Stairs rise to the first-floor

landing, from which the principal living accommodation is accessed.

The kitchen/dining room is fitted with a range of wall and base units, work surfaces, an electric hob and oven, sink and space for appliances. A fireplace with a wood-burning stove, fitted shelving and a large sash window add character to the room. The sitting room is a spacious reception room with a cast-iron fireplace, timber mantel and sash window overlooking High Street. Also on this floor is a WC/utility room with a wash basin and plumbing for a washing machine.

Stairs continue to the second floor, where there are two double bedrooms and a family bathroom. Both bedrooms feature sash windows and fireplaces. One bedroom also benefits from an adjoining dressing room with storage and a rooflight. The bathroom is fitted with a panelled bath and shower over, wash basin and WC.

OUTSIDE

The property is approached directly from High Street, with separate entrances serving the commercial and residential accommodation.

There is no driveway, off-road parking, garaging, garden or other outside space included with the property.

SERVICES

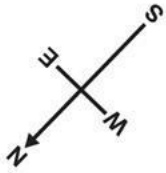
Mains water, mains drainage, mains electricity and mains gas are connected. Gas-fired central heating serves the residential accommodation.

According to Ofcom, ultrafast broadband and good indoor and outdoor mobile coverage is available.

DIRECTIONS

From The Plains in central Totnes, proceed up Fore Street, continuing into High Street. Number 95 is situated along High Street within the area commonly known as The Narrows.



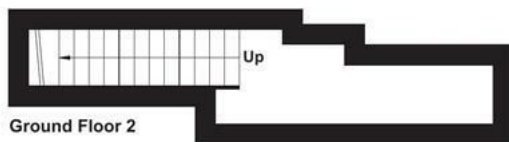


Approximate Area = 1224 sq ft / 113.7 sq m

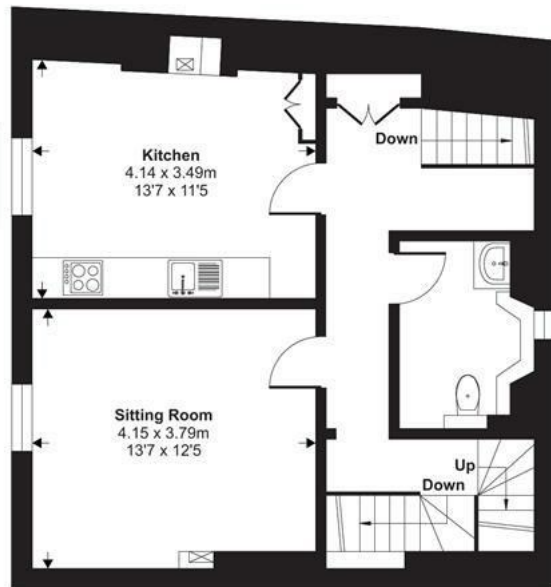
For identification only - Not to scale



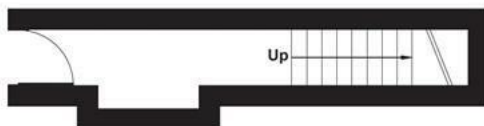
Second Floor



Ground Floor 2



First Floor



Ground Floor 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Stags. REF: 1483811

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London