

REF: AH26 - DETAILS PREPARED 14.02.2024

TO LET

OFFICE PREMISES

UNIT 26, ATLAS HOUSE, WEST DEVON BUSINESS PARK
TAVISTOCK
PL19 9DP



PHOTO TAKEN OCTOBER 2023

- 80 SQ.M (860 SQ.FT.)
- POPULAR RETAIL & BUSINESS PARK NEXT TO MORRISONS
- SELF CONTAINED SUITE
- ON SITE PARKING

LOCATION

The premises are located on Tavistock's West Devon Business Park a mixed retail, office and industrial area adjacent to the Morrisons supermarket and opposite the Plymouth Road Industrial Estate

DESCRIPTION

The premises form part of a larger building that has been divided into a number of retail, office and business units with on site parking. The unit comprises a self contained first floor suite with kitchen and toilet facilities. The unit benefits from air conditioning and the use of three car parking spaces is included.

ACCOMMODATION (All sizes are approximate NIA)
80 sq.m. (860 sq.ft.)

EPC

Energy Performance Certificate - Band D - Rating 81
Please ask for more information or go to our web site.

SERVICES

It is understood that the premises benefit from shared electricity and water supplies.

PLANNING

It is understood that the premises have consent for use as an office within Use Class E. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are offered by way of a new lease on effective FRI terms.

RENT

£7,200 per annum (£600 per month)

SERVICE CHARGE

In addition to the rent the tenant will be responsible for a percentage of the costs involved in maintenance of the exterior and common areas, fire safety, buildings insurance, a sinking fund, management etc. For Unit 26 the percentage would be 4.69% currently equating to £1,162.20 per annum.

RATES

Rateable Value – Needs splitting but we expect it to be at a level where a qualifying business pays no rates.
West Devon Borough Council Business Rates - 01822 813600
Local Authority Reference - 45541730957

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

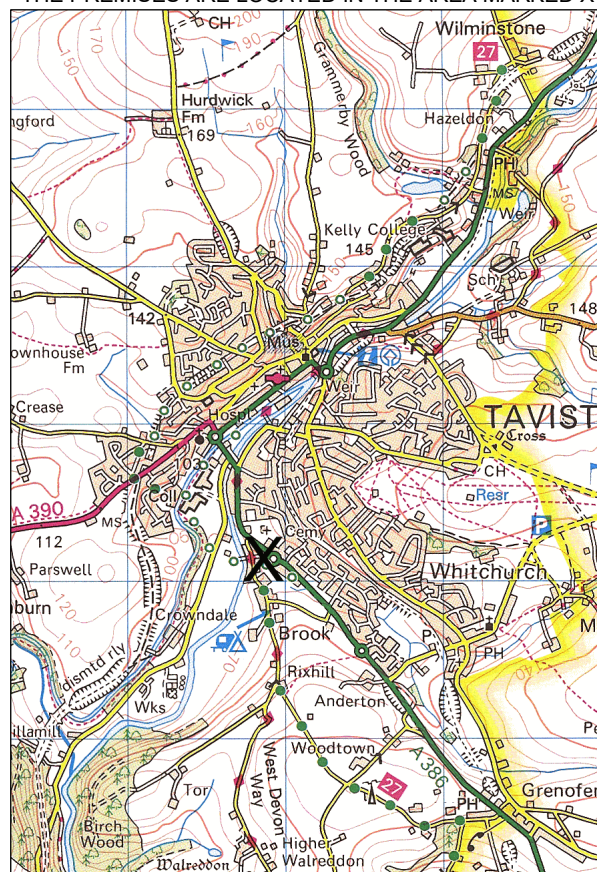
VIEWING

Strictly through the sole agent – **Simon Powell Commercial**
Contact Simon Powell T 01822 611311 E simon@simonpowell.co.uk

www.simonpowell.co.uk

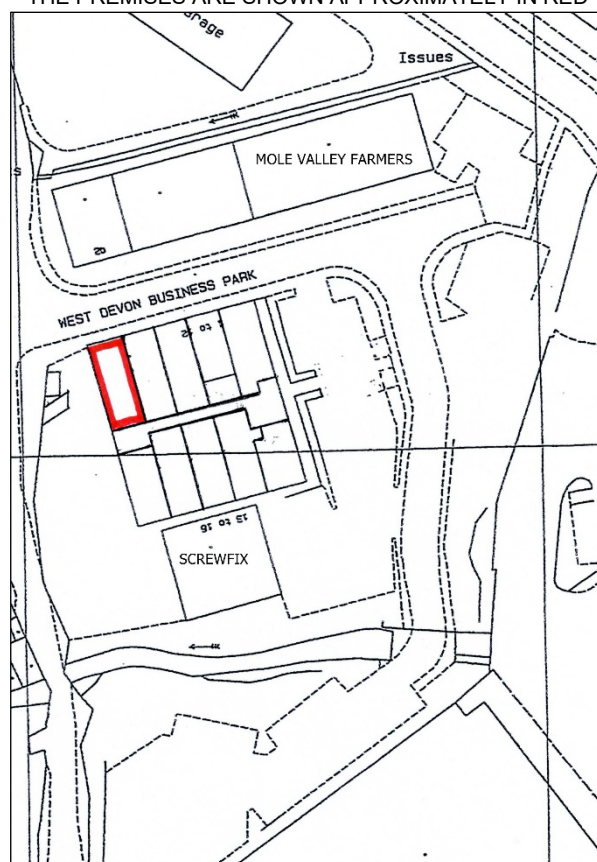
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



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