

REF: S/165 - DETAILS PREPARED 10.01.2025

FOR SALE

RETAIL/OFFICE INVESTMENT

4 MARKET ROAD
TAVISTOCK
PL19 0BW



PHOTO TAKEN FEBRUARY 2025

- 57.1 SQ.M. (615 SQ.FT.)
- JUST OFF BROOK STREET BY WHITE STUFF & CREW CLOTHING
- CURRENTLY LET TO MANSBRIDGE BALMENT (LETTINGS) LIMITED
- GROSS YIELD OF 7.6%

LOCATION

The premises are located fronting Market Road close to its junction with Brook Street and the Prime shopping area of the town centre. Nearby retailers include White Stuff, Crew Clothing, Mountain Warehouse and Costa.

DESCRIPTION

The premises comprise a self contained ground floor retail/office unit that forms part of the conversion of an old dairy building, and provides modern standard space that includes gas central heating. There is a separate office/meeting room and good sized kitchen as well as a toilet.

ACCOMMODATION

 (All sizes are approximate NIA)

57.1 sq.m. (615 sq.ft.)

EPC

Energy Performance Certificate - Band D Rating 89
Please ask for more information or go to our web site.

SERVICES

The building has mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as a shop within Use Class E (which includes A1, A2, A3 & B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are offered by way of remainder of a 125 year lease from 11 August 2000 subject to an occupational lease to Mansbridge Balment (Lettings) Limited for a term of 6 years from 16th December 2024 at an initial rent of £11,400 per annum.

PRICE

£150,000 showing a gross yield of 7.6%

RATES

Rateable Value - £10,250
West Devon Borough Council Business Rates - 01822 813600
Local Authority Reference – 45542565707

VAT

The rent is not currently subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

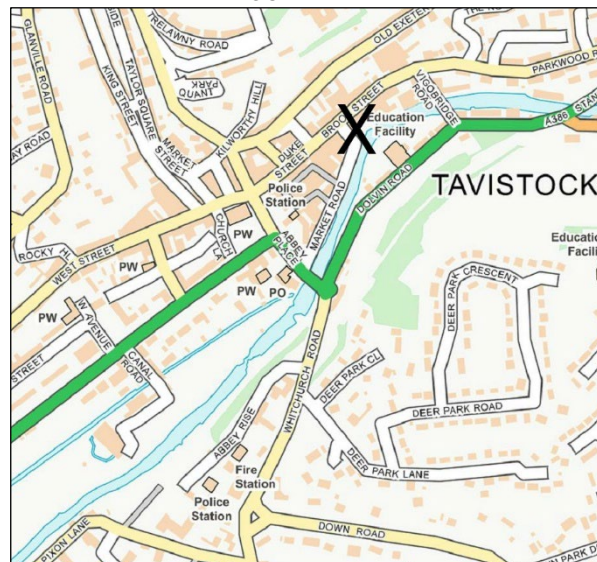
VIEWING

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

www.simonpowell.co.uk

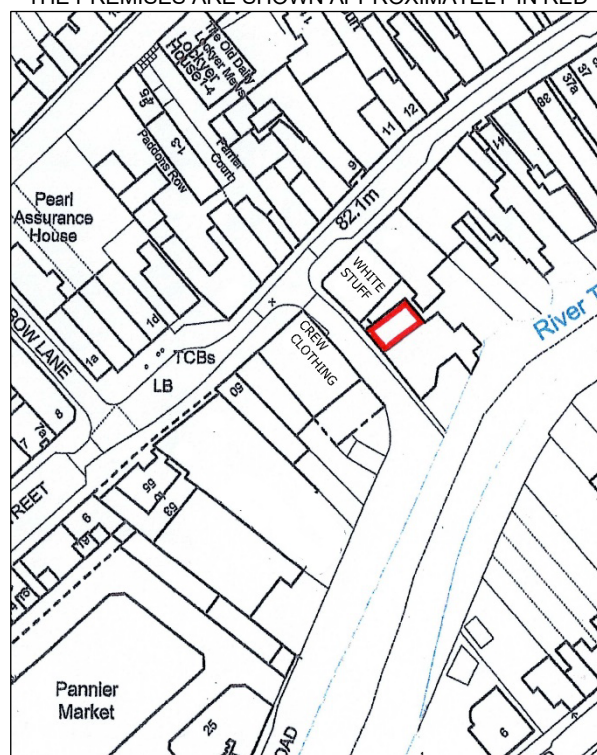
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS BROOK STREET



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