

REF: S/171 - DETAILS PREPARED 03.08.2023

TO LET

RETAIL PREMISES

7 WEST STREET
TAVISTOCK
PL19 8AD



PHOTO TAKEN AUGUST 2023

- 79.4 SQ.M (854 SQ.FT.)
- EXCELLENT RETAIL POSITION
- SUITABLE FOR VARIOUS RETAIL OR OFFICE USES
- NEW LEASE AVAILABLE
- **RENT REDUCED**

LOCATION

The premises are located on West Street in an excellent trading location in Tavistock Town Centre. Nearby occupiers include Fat Face, Boots Opticians, Oxfam, Vision Express and Specsavers.

DESCRIPTION

The premises comprise the ground floor of a Grade II listed mid terraced property of traditional construction. The ground floor comprises a self-contained retail unit most recently used as a shop with café.

ACCOMMODATION

 (All sizes are approximate NIA)

Ground Floor 79.4 sq.m. (854 sq.ft.)

EPC

The need for Energy Performance Certificates on listed buildings is unclear. One will be commissioned if required.

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 property is available on a new lease on effective FRI terms.

The adjoining basement 7A West Street is also available to rent and both units are also available to buy. Please ask for further details.

RENT

£16,620 per annum (1,385 per month)

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

RATES

Rateable Value £14,500

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45543356194

VAT

The rent will be 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

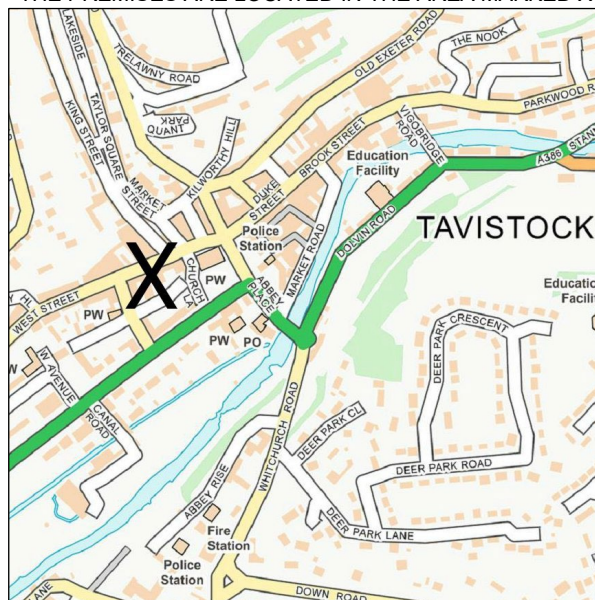
T 01822 611311

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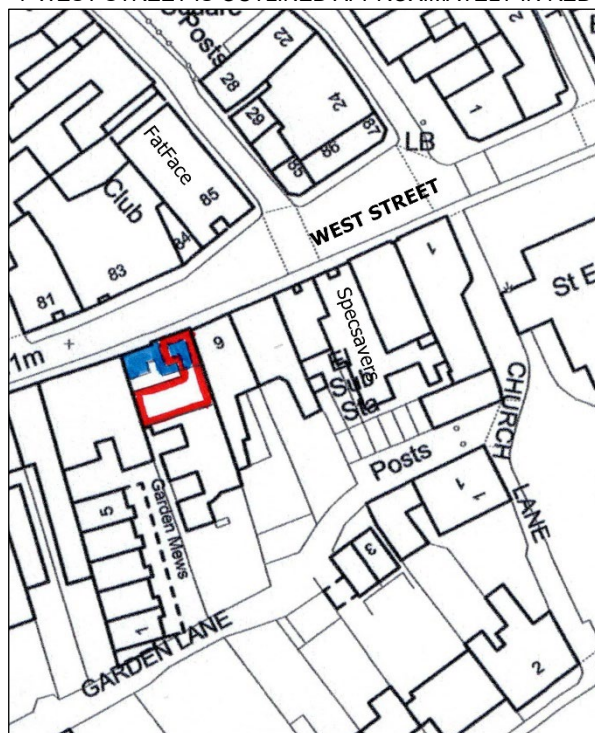
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

7 WEST STREET IS OUTLINED APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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