

REF: S/209 - DETAILS PREPARED 29.11.2023

FOR SALE

OFFICE PREMISES

**LOCKYER HOUSE & THE OLD DAIRY, PADDONS ROW
TAVISTOCK
PL19 0HF**



PHOTO TAKEN NOVEMBER 2023

- **7 UNITS TOTTALLING SOME 334.4 SQ.M (3,600 SQ.FT.)**
- **ATTRACTIVE COURTYARD STYLE LOCATION**
- **A MIX OF OFFICES AND RETAIL UNITS**
- **JUST OFF BROOK STREET**

LOCATION

The premises are located on Paddons Row an attractive courtyard type setting just off Brook Street in the heart of the town centre, that comprises a mix of retail and office uses.

DESCRIPTION

The premises comprise seven self-contained retails and office units on ground and first floors within a terraced building of traditional construction. There are four ground floor retail units and three first floor office units above.

ACCOMMODATION (All sizes are approximate NIA)

Please see attached sheet

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please see attached sheet

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity, other than Units 1,2&3 The Old Dairy where they share a water supply and have sub-metered supplies. There is mains gas to two of the first floor units.

PLANNING

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

TENURE

The premises are offered Freehold subject to the occupational leases.

PRICE

£545,000 reflecting a yield of 9.00% based on purchasers costs of 4.6%

RATES

Please see attached sheet

West Devon Borough Council Business Rates - 01822 813751

VAT

The price is not 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

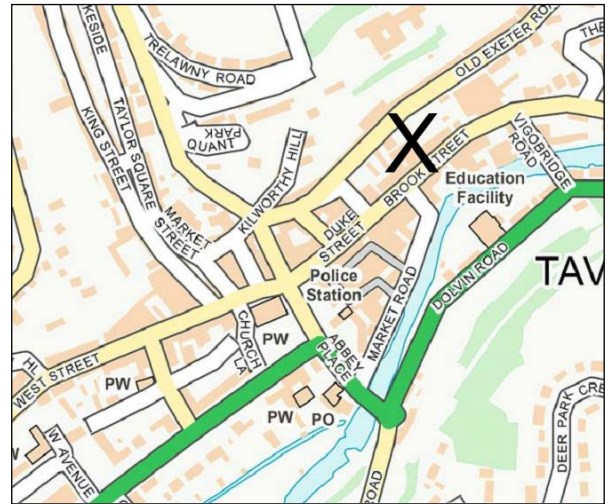
T 01822 611311

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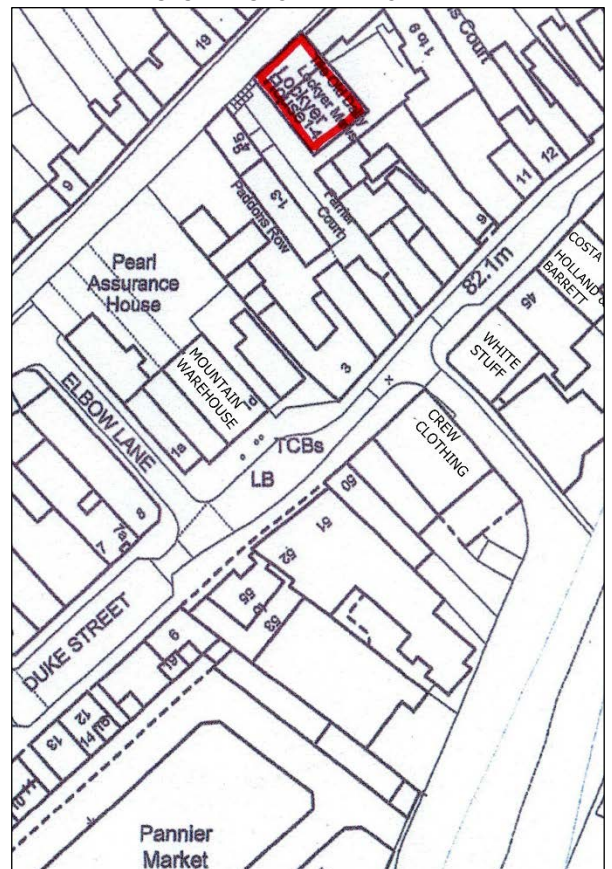
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN PADDONS ROW TOWARDS BROOK STREET



Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references 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 the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.



LOCKYER HOUSE & THE OLD DAIRY, PADDONS ROW, TAVISTOCK

SCHEDULE OF TENANTS

UNIT	TENANT	G.I.A. (sq.ft.)	RENT (£)	RENT PSF(£)	START (Dated)	TERM Ends	BREAK (period)	REVIEW (period)	FRI	RV	EPC	COMMENTS
LHGF	Jacob Broome	606	8,520	14.06	01.06.18 05.06.18	6 31.05.24	3 31.05.21	3 01.06.21	EFRI	7,900	E	
LHFF	Charles Geoffrey Cox	704	7500	10.65	01.03.22 28.02.22	6 28.02.28	Anytime	3 01.03.25	EFRI	6,200	D	
TOD1	View Property	474	8,400	17.72	01.02.23 25.01.23	6 31.01.29	01.25&27	01.02.26	EFRI	6,100	C	
TOD2	John Chapple	355	7,980	22.48	01.08.23 31.07.23	6 31.07.29	31.07.26	01.08.26	EFRI	6,100	C	
TOD3A	Sante Car At Home	654	6,750	10.32	15.05.23 16.05.23	6 14.05.29	14.05.26	15.05.26	EFRI	5,800	D	
TOD3B	Mike Hooper	292	3,250	11.13	01.09.22 16.08.22	6 31.08.28		3 01.09.25	EFRI	2,500	C	
TOD4	D Southwold & D Hamley	515	9,000	17.48	01.01.17 16.12.16	6 31.12.22	1&3 01.18&20	3 01.01.20	EFRI	6,100	D	Holding Over Currently paying £8,000
		3,600	51,400									

29.11.2023