

REF: S/236/A - DETAILS PREPARED 26.11.2025

TO LET

RETAIL PREMISES

3A BROOK STREET
TAVISTOCK
PL19 0HD



PHOTO TAKEN NOVEMBER 2025

- **52.8 SQ.M (568 SQ.FT.) GROUND FLOOR SHOP**
 - **CURRENTLY BEING REFURBISHED**
 - **PRIME RETAIL POSITION**
 - **SUITABLE FOR VARIOUS USES**

LOCATION

The property is located on Brook Street within the prime retail area of Tavistock Town Centre. Nearby occupiers include White Stuff, Crew Clothing, Mountain Warehouse and Costa Coffee.

DESCRIPTION

The premises comprise a ground floor retail unit within a listed building that was originally built as a hotel. The property includes a main retail area, office, kitchen area and WC. There is wheelchair access at the back from a shared courtyard area.

ACCOMMODATION (All sizes are approximate NIA)

52.8 sq.m. (568 sq.ft.)

EPC

An Energy Performance Certificate has been commissioned. Please ask for more information or go to our web site.

SERVICES

The building has mains electricity, water and sewerage.

PLANNING

It is understood that the premises have consent for or are suitable for use as a shop within Use Classes E & A5. Class E includes the former Use Classes A1, A2, A3, & B1. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

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

RENT

£18,000 Per Annum

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 - Needs Re-Assessing
West Devon Borough Council Business Rates - 01822 813751
Local Authority Reference – 45541742297 (combined with 3B)

VAT

The rent is not currently subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

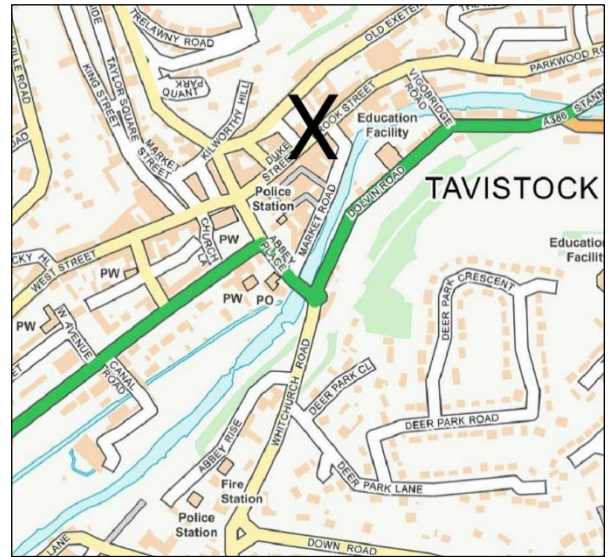
Strictly through the sole agents – **01822 611311**

Peter Sleep peter@simonpowell.co.uk
Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

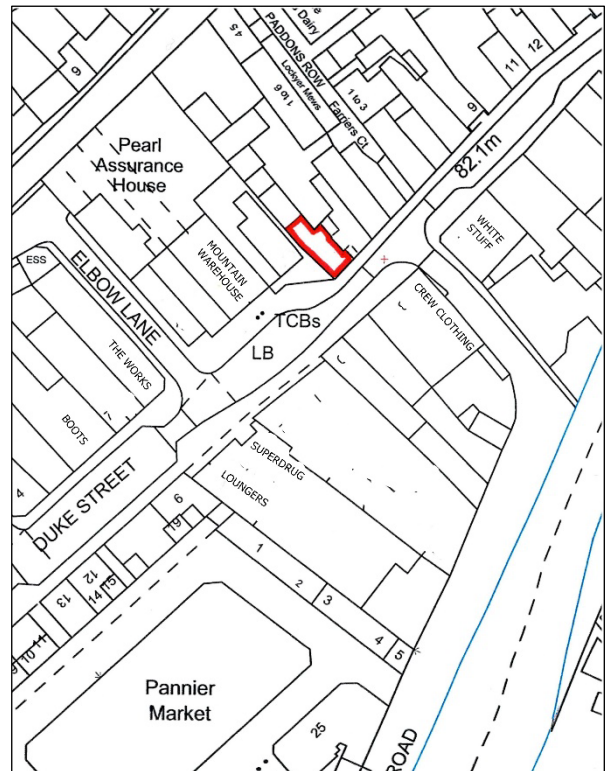
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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