

REF: S/249 - DETAILS PREPARED 05.09.2023

FOR SALE/TO LET

RETAIL PREMISES

30 BROOK STREET
TAVISTOCK
PL19 0HE



PHOTO TAKEN AUGUST 2023

- 83.4 SQ.M (898 SQ.FT.)
- PROMINENT TRADING POSITION
- ATTRACTIVE SHOP FRONT
- OPPOSITE CO-OP FOOD STORE AND CAR PARK

LOCATION

The premises are located on Brook Street on its junction with Vigo Bridge Road creating a prominent trading position in the town centre. The co-op food store and associated multi storey car park are opposite as well as ATS and Lawsons.

DESCRIPTION

The premises comprise the ground floor and basement of a mid-terraced building of traditional construction. Being on the corner has given the shop a very attractive curved shop front creating a large display area. The main shop has two main areas which could be separated as well as a separate kitchen and toilet off a courtyard area. The basement provides two useable rooms and a further room which would be suitable for basic storage.

ACCOMMODATION

 (All sizes are approximate NIA)

Ground Floor & Kitchen - 54.9 sq.m. (591 sq.ft.)

Basement – 28.5 sq.m. (307 sq.ft.) (plus basic storage room)

Total Floor Area 83.4 sq.m. (898 sq.ft.)

EPC

Expired Energy Performance Certificate - Band E - Rating 122

A new one has been commissioned.

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 or 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 to be agreed. Alternatively the Freehold will be sold subject to the long leasehold interests on the upper floors

RENT/PRICE

£9,000 per annum or £85,000 Freehold

RATES

Rateable Value - £8,500. **N.B.** A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45541741165

VAT

The rent/price will not 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

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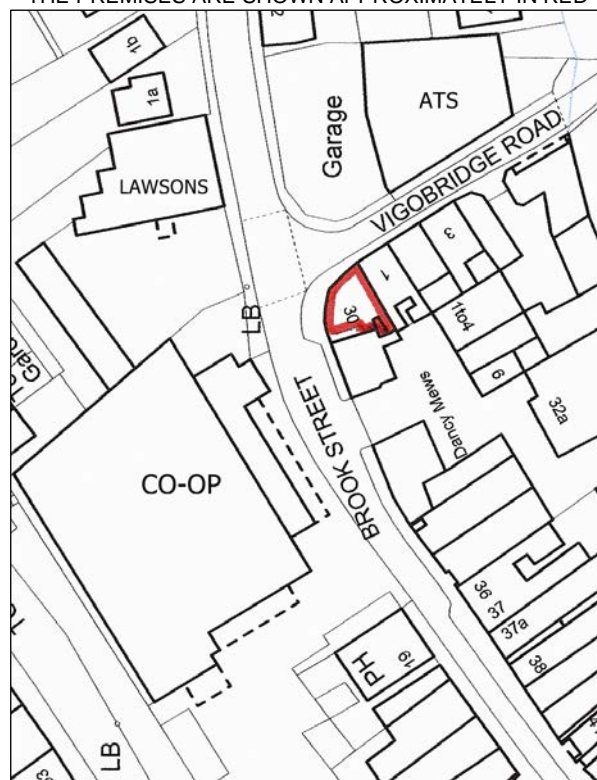
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN BROOK STREET TOWARDS DUKE STREET



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