

REF: S/254 - DETAILS PREPARED 07.10.2025

TO LET

BUSINESS PREMISES

**46/47 BROOK STREET
TAVISTOCK
PL19 0HE**



PHOTO TAKEN OCTOBER 2025

- **63.5 TO 139.4 SQ.M (683 SQ.FT. TO 1,500 SQ.FT.)**
- **EXCELLENT POSITION IN THE TOWN CENTRE**
- **SUITABLE FOR VARIOUS USES**

LOCATION

The premises are located on the first and second floors of 46/47 Brook Street in the heart of Tavistock Town centre with access off Market Road. The offices are above White Stuff.

DESCRIPTION

The premises comprise part of the first floor and the second floor of this high street property of traditional construction. The offices are finished to modern specification that includes Gas central heating and dado trunking. There are male and female toilets and a small kitchen on the first floor and another toilet on the second floor. Access is via a courtyard entrance off market Road.

ACCOMMODATION (All areas are approximate)

First Floor – 63.5 sq.m. (683 sq.ft.)

Second Floor – 75.9 sq.m. (817 sq.ft.)

Total Floor Area – 139.4 sq.m. (1,500 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate - Band D Rating 93

Please ask for more information or go to our web site.

SERVICES

It is understood that the property benefits from mains gas, electricity water and drainage.

PLANNING

It is understood that the premises have consent for use as offices within Use Class E. Other uses within Use Class E will also be considered. 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

Offers in the region of £10,800 per annum (£900 per month).

RATES

Rateable Value - £10,250 **N.B.** A qualifying business pays no rates.

Local Authority Reference - 45543350987

West Devon Borough Council Rates - 01822 813600

SERVICE CHARGE

In addition to the rent a service charge will be levied to cover a fair proportion of any costs incurred relating to the common parts of the property as well as buildings insurance, management, etc.

VAT

The rent will not be 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

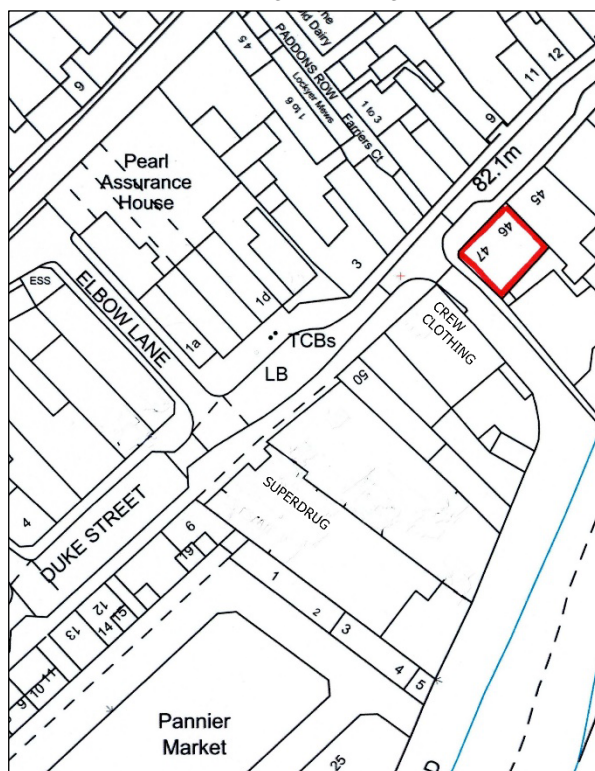
Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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