

REF: S/273 - DETAILS PREPARED 09.08.2023

# TO LET SHOP PREMISES

9 KING STREET  
TAVISTOCK  
PL19 0DS



PHOTO TAKEN AUGUST 2023

- 30.3 SQ.M (326 SQ.FT.)
- SUITABLE FOR A VARIETY OF USES
  - TWO ROOMS
- NEW LEASE AVAILABLE

## LOCATION

The premises are located on King Street towards the edge of Tavistock Town Centre in a prominent position close to the junction with Market Street. Nearby occupier include a co-op supermarket, Betfred and numerous local retailers.

## DESCRIPTION

The premises comprise a ground floor self-contained shop within a larger building of traditional construction. The shop has an attractive display window and access is via a shared side alley. There is a main retail area at the front with a rear store/office area, kitchen and WC.

**ACCOMMODATION** (All sizes are approximate NIA)  
30.3 sq.m. (326 sq.ft.)

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A new Energy Performance Certificate has been commissioned. Further details are available on request.

## SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity.

## PLANNING

It is understood that the premises have consent for use as a shop or office within Use Class E (previously classes A1, A2, A3 & B1). 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.

## RENT

£4,800 per annum (£400 per month)

## 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.

## RATES

Rateable Value - £4,000. A qualifying business pays no rates.  
West Devon Borough Council Business Rates - 01822 813751  
Local Authority Reference - 45542462390

## 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 – **Simon Powell Commercial**

Contact: Simon Powell

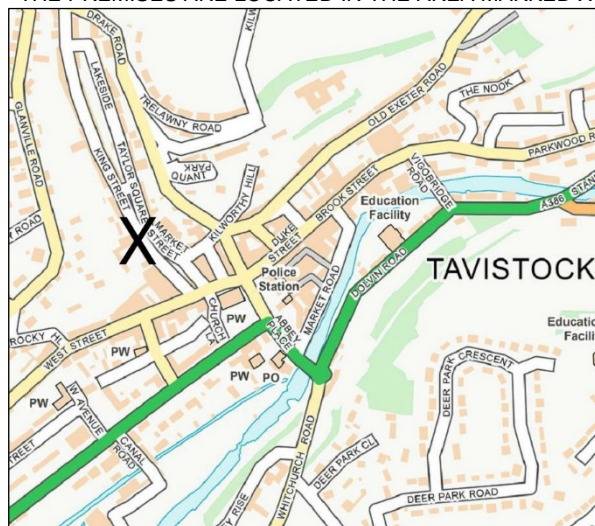
T 01822 611311

E [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

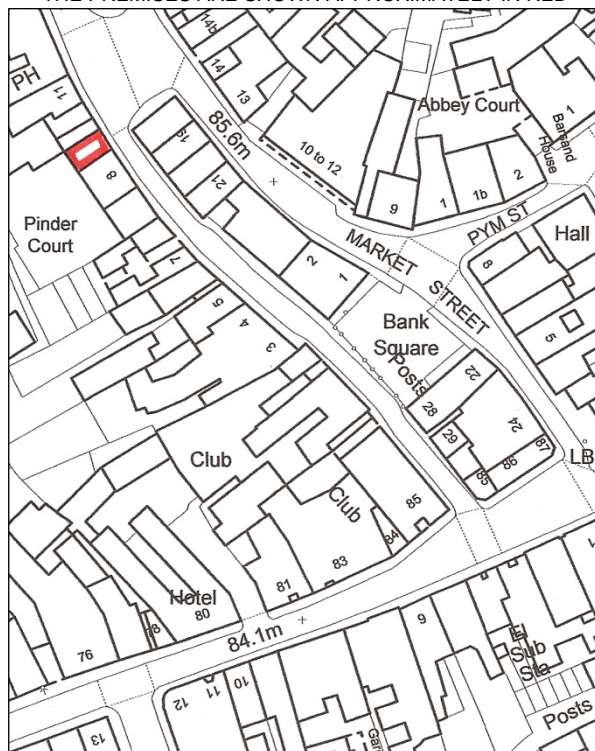
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN KING STREET TOWARDS WEST STREET



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