

Unit 3 Lockyer Mews

Paddons Row, Tavistock, PL19 0HF

TO LET

REF S/282



PHOTO TAKEN FEBRUARY 2026

Town Centre Retail Premises

- Attractive Period Property In Courtyard Style Location
- 23.9 SQ.M. (257 SQ.FT.)
- Ground Floor Unit
- Close To Prime Shopping Area

£6,000 Per Annum

LOCATION

The premises are located in Paddons Row, an attractive courtyard type location just off Brook Street and the town centres main retail area. Paddons Row is a mixed retail and office setting that includes a popular café.

DESCRIPTION

The premises comprise the ground floor of part of a terraced block of traditional construction. The unit has a main window and shop entrance to the front and internally has been divided to provide the main shop area and a store room, which includes a sink and has a window to the back. There is a shared toilet facility.

ACCOMMODATION (Approximate NIA)
23.9 sq.m. (257 sq. ft)

EPC

Energy Performance Certificate - Band C - Rating 61

SERVICES

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

PLANNING

It is understood that the premises currently have consent for use as a shop falling within Use Class E. Interested parties are advised to contact the Local Planning Authority West Devon Borough Council on 01822 813600.

TENURE

The premises are offered on a new effectively FRI lease on terms to be agreed.

RENT

£6,000 per annum (£500 per month)

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 - £5,300. A qualifying business pays no rates.
West Devon Borough Council Business Rates - 01822 813751
Local Authority Reference – 45542800980

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Viewing Strictly through the sole agents T 01822 611311

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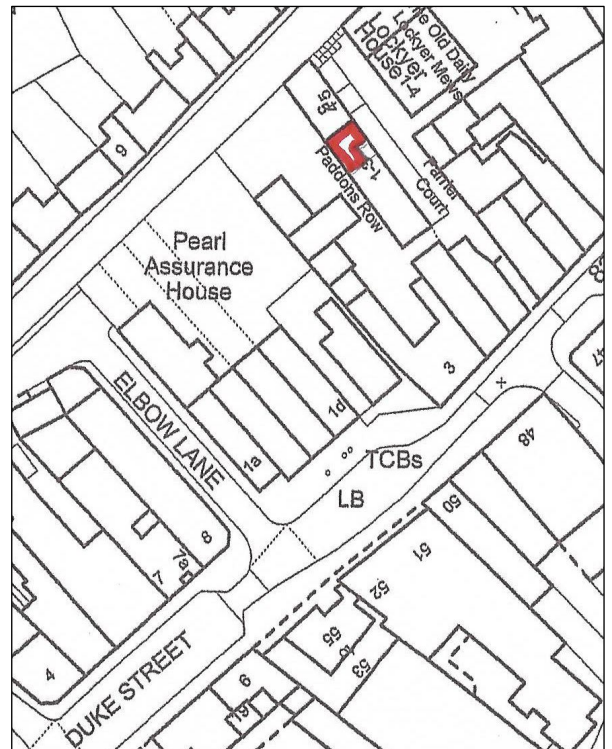
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHADED IN RED



VIEW LOOKING DOWN PADDONS ROW TO BROOK STREET



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