

REF: S/283 - DETAILS PREPARED 30.01.2025

FOR SALE/TO LET

RETAIL PREMISES

21 WEST STREET
TAVISTOCK
PL19 8AN



PHOTO TAKEN JANUARY 2025

- SHOP OF 82 SQ.M (883 SQ.FT.)
- POPULAR POSITION IN THE TOWN CENTRE
- SUITABLE FOR VARIOUS USES
- 3 BEDROOM FLAT ABOVE COULD BE INCLUDED

LOCATION

The premises are located on West Street towards the edge of Tavistock Town Centre but in a prominent position on a busy route serving the town. The location is one of mixed uses with several long established retailers as well as restaurants, takeaways and beauty related uses.

DESCRIPTION

The premises comprise a self-contained shop comprising ground floor sales and storage in three rooms. The shop has a good sized display window and includes a small kitchen area and WC. The shop was fully refurbished in 2018 to include new wiring. Above the shop is a three bedroom flat currently let on an AST which the owners would sell together with the shop.

ACCOMMODATION (SHOP) (All sizes are approximate NIA)

Front sales Area – 46 sq.m. (495 sq.ft.)

Middle Room – 20.6 sq.m. (222 sq.ft.)

Rear Room – 15.4 sq.m. (166 sq.ft.)

EPC (SHOP)

Energy Performance Certificate - Band D - Rating 90

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

SERVICES

The building has mains electricity, water and drainage.

PLANNING (SHOP)

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

TENURE

The premises are offered Freehold or Leasehold.

PRICE/RENT

£125,000 for the shop (£275,000 for the whole building)

£9,900 per annum (£825 per month) on a new FRI Lease

RATES (SHOP)

Rateable Value - £8,100. A qualifying business would pay no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference – 45543350198

SERVICE CHARGE

Depending on the interest taken there may be a service charge to cover a fair proportion of any costs incurred relating to the common parts of the property as well as buildings insurance.

VAT

The rent will not be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

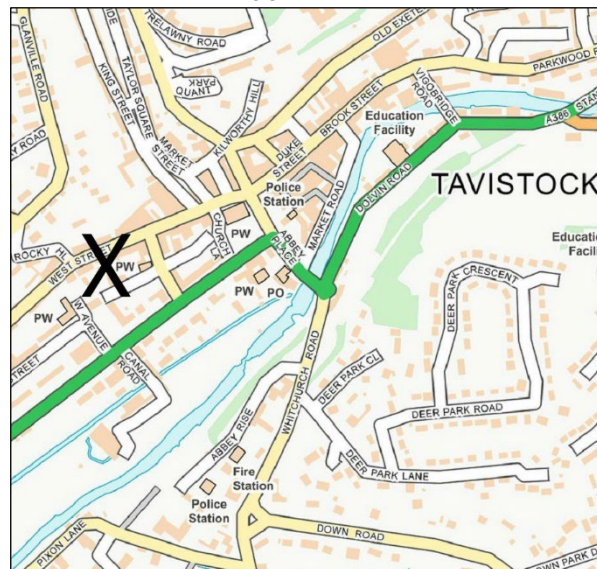
Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell T 01822 611311 E simon@simonpowell.co.uk

www.simonpowell.co.uk

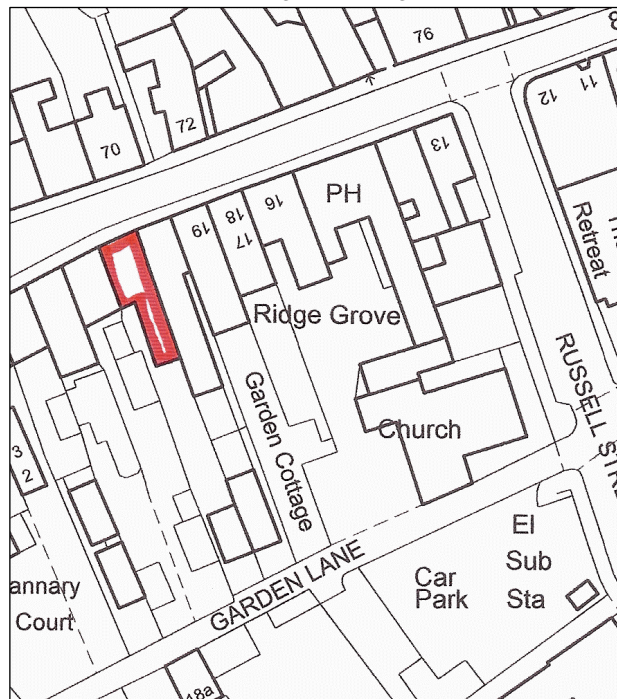
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS TOWN CENTRE



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