

Unit 4 Lockyer Mews

Paddons Row, Tavistock PL19 0HF

To Let

REF S/287



PHOTO TAKEN FEBRUARY 2026

Retail/Office Premises

- 31.9 sq.m (343 sq.ft.)
- Ground & First Floor Unit
- Attractive Courtyard Type Location
- Close To Prime Shopping Area

£5,400 Per Annum

LOCATION

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

DESCRIPTION

The premises comprise the ground and first floors of part of a terraced block of traditional construction. The unit has a stable door entrance with side window and the ground floor area is open plan and includes a staircase to the first floor. There are windows in the rear elevation giving both floors good natural light. There is a shared toilet facility.

ACCOMMODATION (Approximate NIA)

Ground Floor 16.6 sq.m. (178 sq.ft.)

First Floor 15.3 sq.m. (165 sq.ft.)

Total 31.9 sq.m. (343 sq.ft.)

EPC

Energy Performance Certificate - Band C - Rating 67

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

SERVICES

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

PLANNING

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

TENURE

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

RENT

£5,400 per annum (£450.00 per month)

RATES

Rateable Value - £3,250 (£4,050 from April 2026)

N.B. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45542800674

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.

VAT

The rent is not currently subject to VAT

LEGAL COSTS

The ingoing tenant is to pay half the landlord's 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

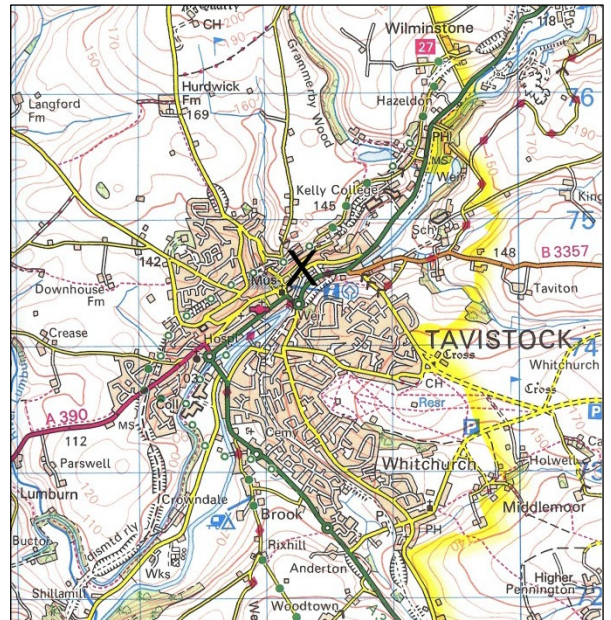
Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

www.simonpowell.co.uk

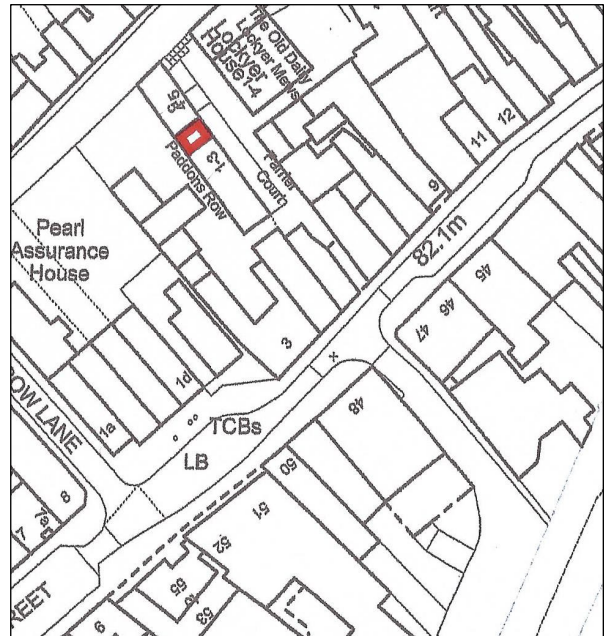
LOCATION PLAN

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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