

REF: S/290 - DETAILS PREPARED 01.12.2022

TO LET

OFFICE PREMISES

**65 WEST STREET
TAVISTOCK
PL19 8AJ**



PHOTO TAKEN OCTOBER 2021

- **51.1 SQ.M (550 SQ.FT.)**
- **TWO ROOMS PLUS KITCHENS**
- **ASSIGNMENT OR NEW LEASE AVAILABLE**

LOCATION

The premises are located fronting West Street in an edge of town centre location with a mix of retail, office and restaurants nearby. There is short stay parking immediately outside.

DESCRIPTION

The premises comprise two rooms on the ground floor of a mid terrace building of traditional construction. The rooms offer office accommodation each with their own kitchen area and have a shared toilet facility.

ACCOMMODATION (All sizes are approximate NIA)

Right Hand Room 28.5 sq.m (307 sq.ft.)

Left Hand Room 22.6 sq.m. (243 sq.ft.)

Total 51.1 sq.m. (550 sq.ft.)

EPC

Energy Performance Certificate - Band E - Rating 106

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

SERVICES

The building has mains electricity, water and drainage.

PLANNING

It is understood that the premises have consent for use as offices within Use Class E. Interested parties are advised to contact West Devon Borough Council on 01822 813600.

TENURE

The premises are offered by way of an assignment of an existing lease for a term of six years from the 1st February 2022 with a break option after three years. Alternatively, consideration will be given to the grant of a new lease on effective FRI terms.

RENT

£5,000 per annum

RATES

Rateable Value - £3,700 N.B. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45541742632

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

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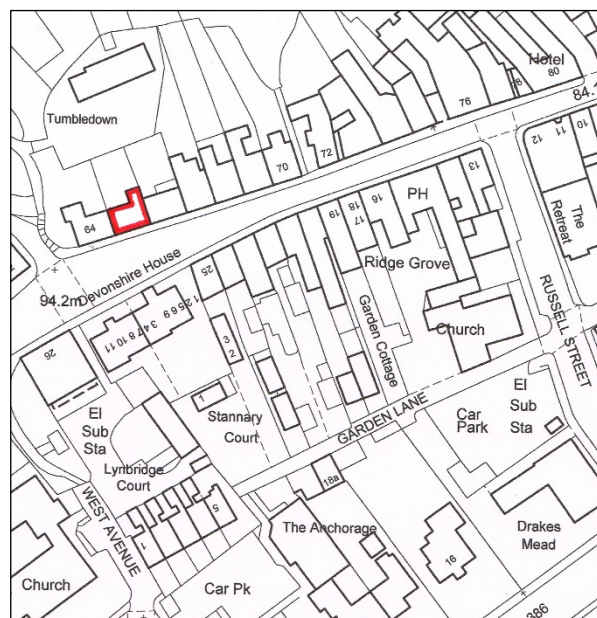
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN WEST STREET TOWARDS DUKE STREET



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