

REF: S/318 - DETAILS PREPARED 28.09.2023

FOR SALE

INVESTMENT PREMISES

6&7 BROOK STREET
TAVISTOCK
PL19 0HD



PHOTO TAKEN SEPTEMBER 2023

- TWO GROUND FLOOR SHOPS
- 3 ONE BEDROOM FLATS/MAISONNETTES ON FIRST & SECOND FLOORS
- EXCELLENT RETAIL POSITION
- CURRENTLY PRODUCING £37,200 (ERV £43,800 IF VACANT FLAT LET)

LOCATION

The property is located on Brook Street close to the prime retail area of Tavistock Town Centre. Nearby occupiers include White Stuff, Crew Clothing, Mountain Warehouse, Edinburgh Woolen Mill, Holland & Barret and Costa Coffee.

DESCRIPTION

The premises comprise a mid terraced building of traditional construction currently laid out as two ground floor retail units with three fully self-contained, one bedroom flats/maisonettes above. The retail units have been used for various retail uses over the years with Farley Menswear having been in occupation for many years. The three flats/maisonettes each comprise a lounge, kitchen, bedroom and bathroom. Two of the flats/maisonettes are over two floors. There is also a small store on the ground floor behind 7 Brook Street.

ACCOMMODATION (All sizes are approximate NIA)

6 Brook Street – 49.1 sq.m (529 sq.ft.)

7 Brook Street – 36.2 sq.m (388 sq.ft.)

First Floor – Lounge x 2, Kitchen x 2, Bedroom and Bathroom

Second Floor – Lounge, Kitchen, Bedrooms x 2 and Bathroom x 2

EPC's

6 Brook Street C 68

7 Brook Street C 70

6A Brook Street E 47

7A Brook Street EPC Awaited

7B Brook Street D 55

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

SERVICES

The building has mains electricity, water and sewerage. Gas is available to 7A and 7B but is not currently used.

PLANNING

It is understood that the premises have consent for use as shops with residential above within Use Classes E & C3. Class E includes the 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 for sale freehold subject to the occupational tenancies outlined below. The vacant flat has just been refurbished and is ready to let by the new owners. We are advised this should let easily at between £550 and £600 per month.

PRICE

£450,000 reflecting an initial yield of 7.89% rising to 9.3% on letting the vacant flat, allowing for purchasers costs of 4.75%

RATES/COUNCIL TAX

6 Brook Street RV - £13,000. LA Reference 45541742738

7 Brook Street RV - £ 9,400. LA Reference 45541741091

6A Brook Street Council Tax Band A LA Reference 85541744140009

7A Brook Street Council Tax Band A LA Reference 85541744150004

7B Brook Street Council Tax Band A LA Reference 8554174416000X

West Devon Borough Council Business Rates - 01822 813751

VAT

The price is not subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

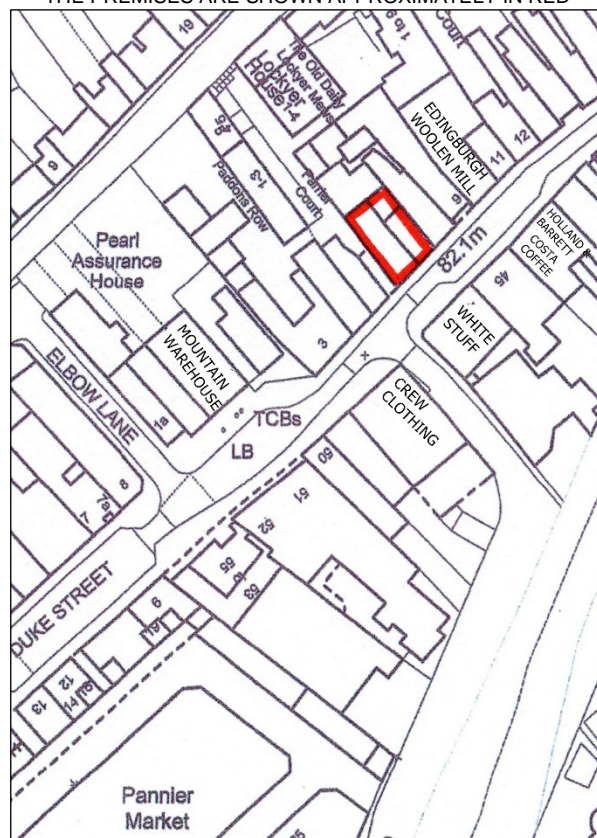
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



VIEWING

Strictly through the sole agents – **Simon Powell Commercial**
Contact: Simon Powell T 01822 611311 E simon@simonpowell.co.uk

SCHEDULE OF TENANTS

UNIT	TENANT	G.I.A. (sq.ft.)	RENT	RENT PSF	START Dated	TERM Ends	BREAK	REVIEW	EFRI	SofC	COMMENTS
BS6	Christopher Wilkie	529	12,480	23.59	19.04.19 17.04.19	7 18.04.26	18.04.22	19.04.25	Yes	No	Also pays "Service Charge" of £2,520 pa
BS7	KSK1 Limited	388	12,000	30.93	01.03.23 08.03.23	6 28.02.29	28.02.26	01.03.26	Yes	No	
BS6A	Vacant	1Bed	6,600								Estimated ERV
BS7A	Single Tenant	1Bed	5,100								In occupation about 14 years on an AST
BS7B	Single Tenant	1Bed	5,100								In occupation about 5 years on an AST
			41,280								

28.09.2023

Simon Powell Commercial for themselves and for vendors or lessors of this property give notice that: (1) the details above are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (3) Simon Powell Commercial have no authority to make or give any representation or warranty whatever in relation to this property; (4) all terms quoted are subject to contract and are exclusive of VAT unless otherwise stated.