

REF: S/328 - DETAILS PREPARED 14.10.2023

TO LET
BUSINESS PREMISES
UNIT 5, LOCKYER MEWS, PADDONS ROW
TAVISTOCK
PL19 0HF



PHOTO TAKEN JUNE 2022

- **42 SQ.M (453 SQ.FT.)**
- **FIRST FLOOR UNIT**
- **ATTRACTIVE COURTYARD TYPE LOCATION**
- **SUITABLE FOR VARIOUS USES**

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 a self contained first floor business unit within a terraced block of traditional construction. The unit provides an open plan room with a separate kitchen and a toilet. The main room as a simple partition which can be easily removed. There is an entrance lobby shared with Unit 6 .

ACCOMMODATION (All sizes are approximate NIA)

42 sq.m. (453 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate Level C Rating 60

Please ask for more information.

SERVICES

It is understood that the premises benefit from mains electricity with water and drainage from a sub-metered supply.

PLANNING

It is understood that the premises currently have consent for uses 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

£5,520 per annum (£460 per month)

RATES

Rateable Value - £4,400. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45542803073

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

Each party to pay their own legal costs.

VIEWING

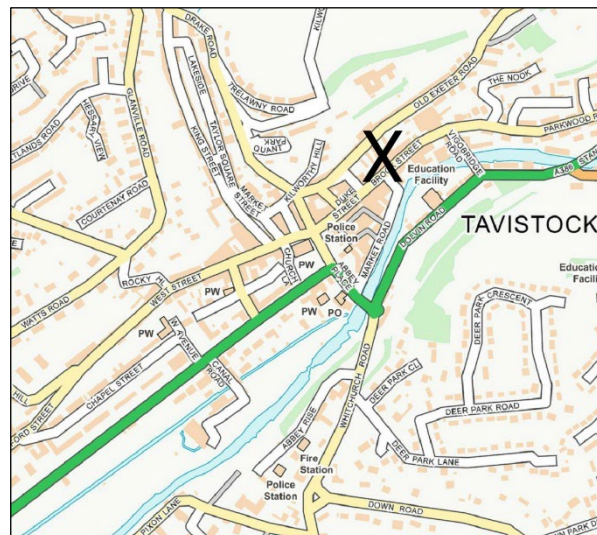
Strictly through the sole agents – **01822 611311**

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW LOOKING DOWN PADDONS ROW TO BROOK STREET



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