

REF: S/336 - DETAILS PREPARED 08.01.2024

# TO LET

## RETAIL PREMISES

70 WEST STREET  
TAVISTOCK  
PL19 8AJ



PHOTO TAKEN JULY 2019

- 52.4 SQ.M (565 SQ.FT.)
- POPULAR POSITION IN THE TOWN CENTRE
- SUITABLE FOR VARIOUS USES



## LOCATION

The premises are located fronting West Street in a popular position towards the edge of Tavistock town centre. This part of West Street includes a range of other retailers as well as restaurants, takeaways and hairdressers and would suit a variety of occupiers.

## DESCRIPTION

The premises comprise the ground floor of an end of terrace building of traditional construction which is currently used as a hairdresser, but which could be used for a variety of other uses. The shop area includes two main rooms together with a toilet and kitchen/ancillary area.

## ACCOMMODATION

 (All sizes are approximate NIA)

52.4 sq.m (565 sq.ft.)

## EPC

Energy Performance Certificate - Band C - Rating 72

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 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 by way of a new lease on effective FRI terms.

## RENT

£8,520 per annum (£710 per month)

## RATES

Rateable Value - £7,600. A qualifying business would pay no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - 45543350866

## 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](mailto:simon@simonpowell.co.uk)

[www.simonpowell.co.uk](http://www.simonpowell.co.uk)

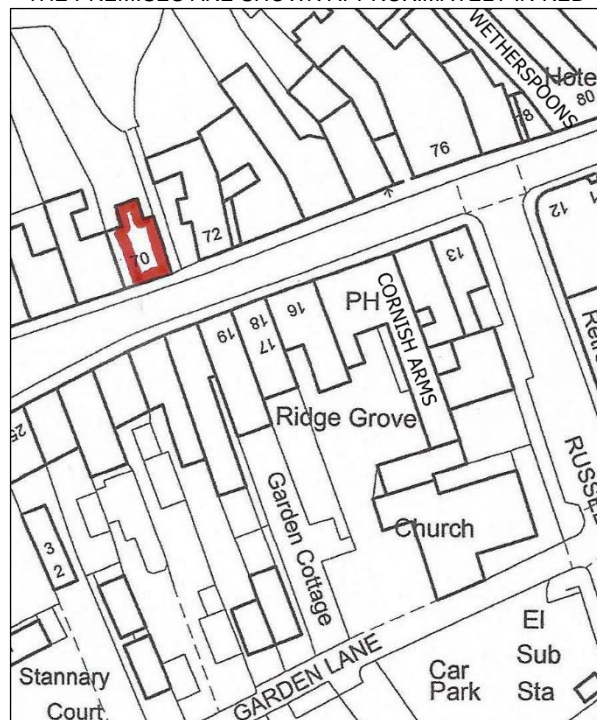
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN WEST STREET TOWARDS BEDFORD SQUARE



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