

REF: S/341 - DETAILS PREPARED 30.10.2023

# **FOR SALE OR TO LET**

## **RETAIL PREMISES**

**THE YARD, 7 PEPPER STREET  
TAVISTOCK  
PL19 0BD**



PHOTO TAKEN OCTOBER 2023

- **22.5 SQ.M (243 SQ.FT.)**
- **CLOSE TO DUKE STREET**
- **SUITABLE FOR VARIOUS USES**



## LOCATION

The premises are located on Pepper Street just off the prime retail pitch of Duke Street in the heart of Tavistock town centre. The street includes a number of long established businesses.

## DESCRIPTION

The premises comprise a fully self-contained mid-terraced shop unit of traditional construction. The unit comprises a ground floor shop with W.C. and a staircase to a boarded out loft space with a Velux window. Externally there is a small rear courtyard.

## ACCOMMODATION

 (All sizes are approximate NIA)

Ground Floor 20 sq.m (216 sq.ft.)

Loft Area 2.5 sq.m. (27 sq.ft.)

## EPC

Energy Performance Certificate Rating – D 84

Please ask for more information.

## 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. 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 or on a new lease on effective FRI terms.

## PRICE/RENT

£95,000 Freehold

£7,200 per annum (£600 per month)

## RATES

Rateable Value - £5,900. A qualifying business would pay no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45542830050

## VAT

The price/rent is not currently 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

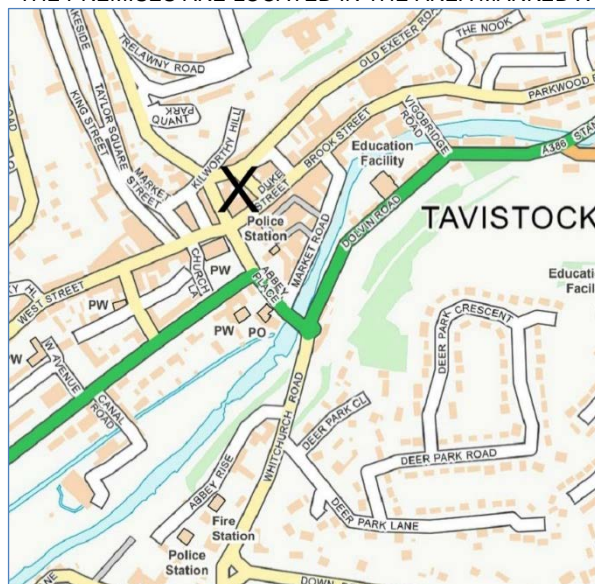
T 01822 611311

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 PEPPER STREET TOWARDS DUKE STREET



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