

REF: S/342 - DETAILS PREPARED 20.11.2019

TO LET

RETAIL PREMISES

49 BROOK STREET
TAVISTOCK
PL19 0BJ



PHOTO TAKEN NOVEMBER 2019

- 219 SQ.M (2,353 SQ.FT.) OVER FOUR FLOORS
- PRIME RETAIL POSITION
- SUITABLE FOR VARIOUS RETAIL OR OFFICE USES
- REAR PARKING AREA

LOCATION

The premises are located on Brook Street in the prime retail area of Tavistock Town Centre. Nearby occupiers include Mountain Warehouse, Crew Clothing, White Stuff, Boots, WH Smith and Superdrug

DESCRIPTION

The premises comprise a mid terraced property of traditional construction that was previously the towns Santander bank. The accommodation is arranged over three floors plus a basement which is accessed from the rear parking/loading area. The property is currently in shell condition on the ground floor ready for a new tenants fit out. There are toilet facilities on the first floor. Externally there is a rear parking/loading area.

ACCOMMODATION (All sizes are joint agents' figures)

Basement 54 sq.m. (583 sq.ft.)
Ground Floor 90 sq.m (970 sq.ft.)
First Floor 40 sq.m. (426 sq.ft.)
Second Floor 35 sq.m. (374 sq.ft.)

EPC

Energy Performance Certificate - Band C - Rating 74
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

£33,250 per annum

RATES

Rateable Value - £19,250
West Devon Borough Council Business Rates - 01822 813751
Local Authority Reference - 45541746301

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

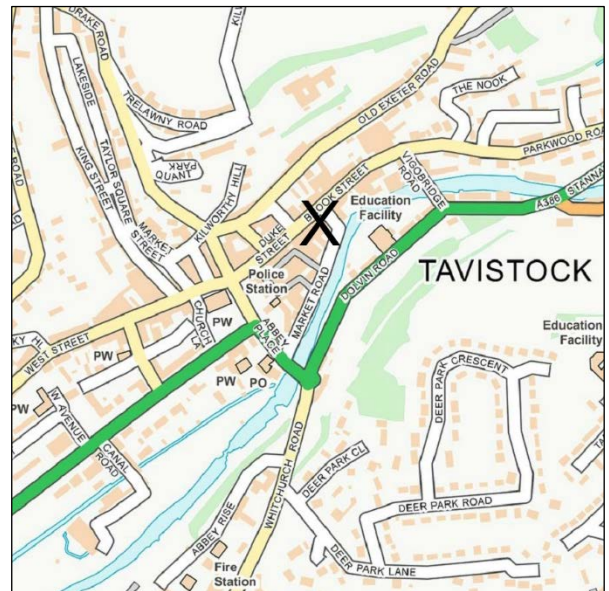
VIEWING

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

www.simonpowell.co.uk

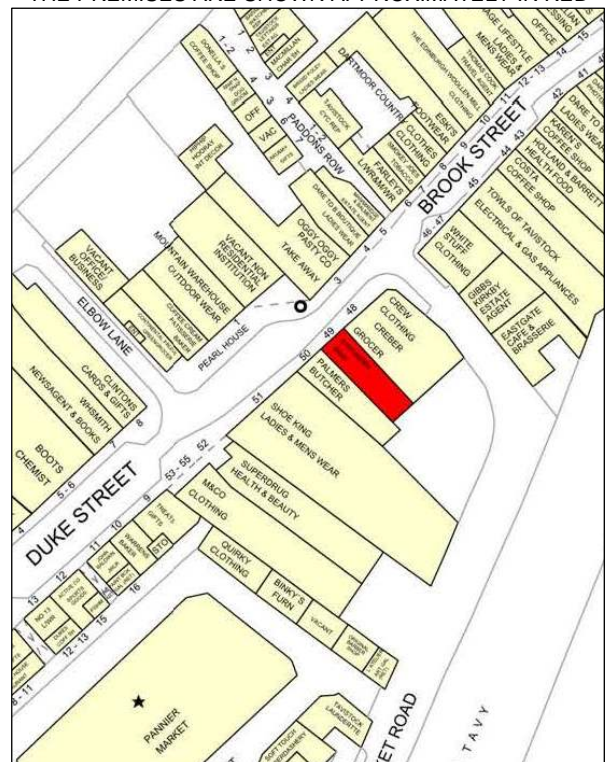
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW TOWARDS DUKE STREET



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