

REF: S373 - DETAILS PREPARED 01.09.2022

TO LET

COMMERCIAL PREMISES

BEDFORD CHAMBERS
TAVISTOCK
PL19 0AD



PHOTO TAKEN JANUARY 2022

- 22.2 to 88.6 SQ.M. (240 to 954 SQ.FT.)
- FORMER BEDFORD ESTATE OFFICE
- PROMINENT TOWN CENTRE LOCATION
- SUITABLE FOR VARIOUS COMMERCIAL USES

LOCATION

The premises are located in a prominent corner position opposite Bedford Square in the heart of Tavistock Town Centre. They adjoin The Bedford Hotel and are close to the town's main shopping area. Tavistock is a popular market town with a vibrant retail and commercial centre with a good mix of national and local outlets.

DESCRIPTION

The premises comprise the former Bedford Estate office which has been used by a firm of accountants for many years. The building is Grade II listed, of traditional construction, and comprises four main rooms, an entrance lobby, toilet and strong room. It is fitted out for office use but would allow an occupier to adapt and convert it as required for the proposed commercial use. The space is in need of updating and refurbishment and will be refurbished to an agreed specification subject to use and lease terms agreed. Externally there is a parking area for three cars.

ACCOMMODATION

 (All sizes are approximate NIA)

88.6 sq.m. (954 sq.ft.)

Consideration will be given to renting the property as separate rooms of between 22.2 and 31.2 sq.m. (240 and 335 sq.ft.)

EPC

As the property is listed we understand no EPC is required. Please ask for more information.

SERVICES

It is understood that the premises benefit from mains electricity water and drainage.

PLANNING

It is understood that the premises have consent for use as offices within Use Class E. Use Class E includes the former Use Classes A1, A2, A3 and B1. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

RENT

£16,000 per annum subject to use and level of refurbishment required.

RATES

Rateable Value - £3,000 & £5,300.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – 45541651152 & 45541652369

VAT

The price is not 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

www.simonpowell.co.uk

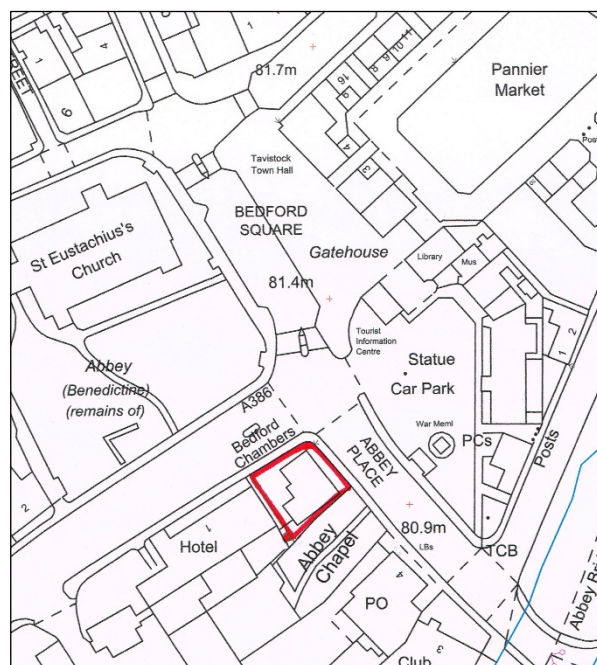
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW SHOWING PARKING AREA



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