

REF: S/404 - DETAILS PREPARED 03.08.2023

TO LET

SHOP PREMISES

1-3 FARRIERS COURT, PADDONS ROW
TAVISTOCK



PHOTO TAKEN AUGUST 2023

- 95.6 SQ.M (1,029 SQ.FT.) OVER TWO FLOORS
- POPULAR ATTRACTIVE COURTYARD STYLE LOCATION
- CLOSE TO PRIME RETAIL AREA
- NEW LEASE AVAILABLE

LOCATION

The premises are located on Paddons Row an attractive courtyard type setting just off Brook Street in the heart of the town centre, that comprises a mix of retail and office uses.

DESCRIPTION

The premises comprise a two-storey self-contained building of traditional construction, most recently occupied by Tavistock Cycles who traded successfully from here for over 30 years. The property has combined two ground floor shops and a first floor office into one unit which is suitable for a range of uses.

ACCOMMODATION

 (All sizes are approximate NIA)

Ground Floor 48.3 sq.m. (520 sq.ft.)

First Floor 47.3 sq.m. (509 sq.ft.)

Total 95.6 sq.m. (1,029 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

An Energy Performance Certificate has been commissioned. Further details are available on request.

SERVICES

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

PLANNING

It is understood that the premises have consent for use as a shop or office within Use Class E (previously classes 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

£15,000 per annum (£1,250 per month)

RATES

Rateable Value - £11,250. A qualifying business pays no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference - 45542805427

VAT

The 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**

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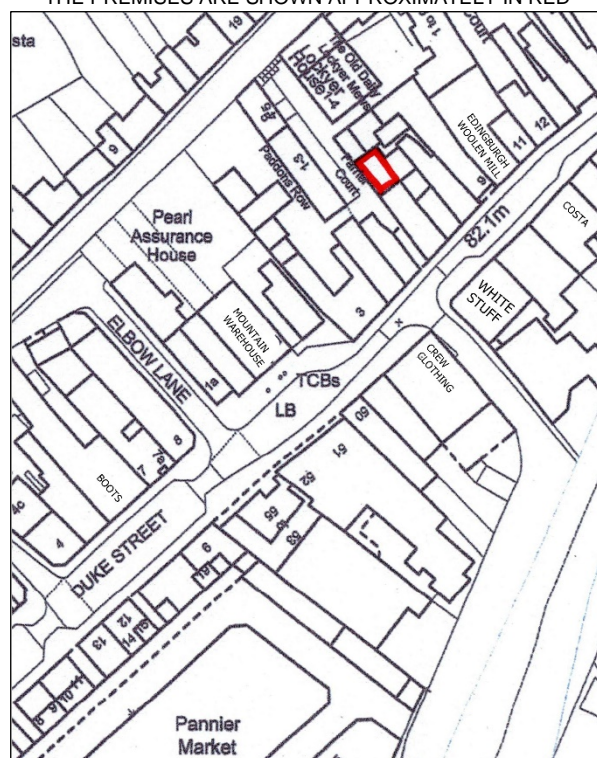
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN PADDONS ROW TOWARDS BROOK STREET



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