

REF: S/406 - DETAILS PREPARED 10.01.2024

TO LET

OFFICE PREMISES

**ROOM 2, TAVISTOCK PHYSIO CLINIC, LAMERTON
TAVISTOCK
PL19 8QA**



PHOTO TAKEN JULY 2023

- **18.8 SQ.M (203 SQ.FT.)**
- **ACCESSIBLE RURAL LOCATION**
- **MODERN PURPOSE BUILT SPACE**
 - **AMPLE PARKING**
- **ADDITIONAL SPACE MAY BE AVAILABLE**

LOCATION

The premises are located in the modern purpose built health and Physio Clinic on the outskirts of Lamerton just North West of Tavistock. There is easy access to Tavistock and the surrounding area.

DESCRIPTION

The premises comprise a room on the first floor of this modern purpose built facility. The room has its own water and kitchen unit, with double glazed window and under floor heating. There are shared toilet and kitchen facilities and a common reception area. Externally there is ample parking. Further space may be available if required.

ACCOMMODATION

 (All sizes are approximate NIA)

Room 2 18.8 sq.m. (203 sq.ft.)

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate Level A Rating 14

Please ask for more information or go to our web site.

SERVICES

It is understood that the premises benefit from shared water, drainage, and electricity, and a shared heating system.

PLANNING

It is understood that the premises has consent for use as offices within Use Class E. 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

£4,500 per annum (£375 per month) inclusive of utilities and common costs.

RATES

Room 2 Rateable Value needs splitting from another assessment but is estimated at £1,950. A qualifying business would pay no rates.

West Devon Borough Council Business Rates - 01822 813751

Local Authority Reference – TBC

VAT

The rent is 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

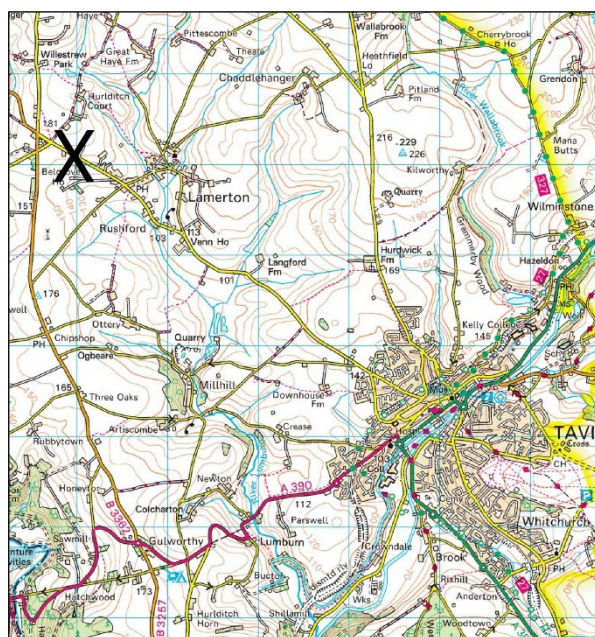
T 01822 611311

E simon@simonpowell.co.uk

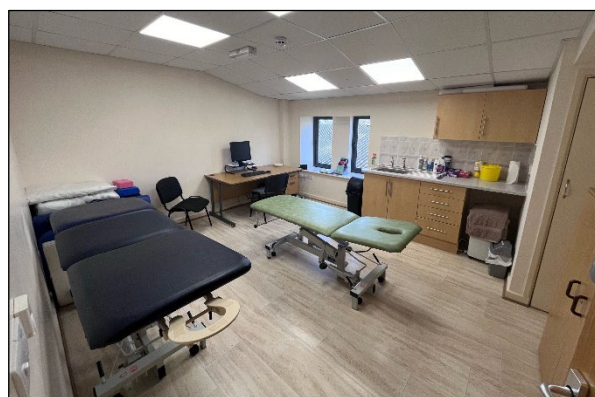
www.simonpowell.co.uk

LOCATION PLAN

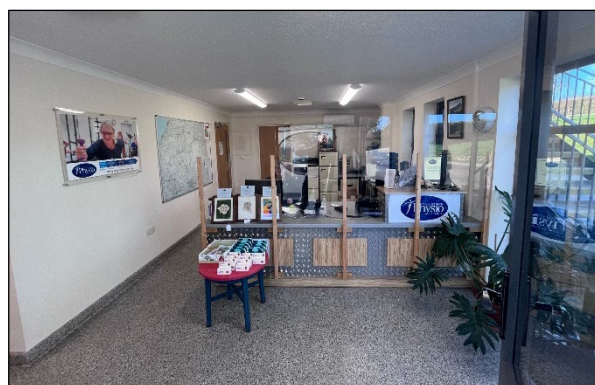
THE PREMISES ARE LOCATED IN THE AREA MARKED X



ROOM 2



COMMON RECEPTION



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