

REF: S/431 - DETAILS PREPARED 03.02.2025

# FOR SALE

## RETAIL & RESIDENTIAL INVESTMENT

MERCHANTS HOUSE, 3 BARLEY MARKET STREET  
TAVISTOCK  
PL19 0JF



PHOTO TAKEN FEBRUARY 2025

- SUBSTANTIAL PREMISES CLOSE TO TOWN CENTRE
  - FOUR GROUND FLOOR COMMERCIAL UNITS
  - SEVEN RENTED FLATS ON UPPER FLOORS
    - FIVE FLATS SOLD OFF

## LOCATION

The premises are located in a prominent position fronting Barley Market Street in the heart of Tavistock Town Centre and close to the main shopping area. The surrounding area is a mix of commercial and residential uses.

## DESCRIPTION

The premises comprise a substantial linked building of traditional construction that was originally a bakery. It has been converted over the years to its current layout comprising four ground floor shop units and 12 residential units above. There is some additional space to add to this.

The premises currently produce some £80,000 but some of the residential units are due a rent increase. Three of the shops have been let recently and the fourth is due for renewal. They generate some £35,880 per annum. Five of the flats are sold off on long leases with the other seven income generating. Full details are being compiled, and details will be available shortly.

The building has undergone upgrades recently to comply with a Fire Risk Assessment and it is believed all major issues have been complied with.

This opportunity represents an excellent opportunity to acquire a substantial property with scope to add value in a popular and affluent market town in West Devon.

## ACCOMMODATION

Full Schedule being prepared.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Full Schedule being prepared.

## SERVICES

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

## TENURE

The premises are offered Freehold subject to the occupational leases.

## PRICE

£725,000 reflecting an initial gross yield of some 11%

## 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**

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THE PREMISES ARE LOCATED IN THE AREA MARKED X



THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW DOWN BARLEY MARKET STREET



VIEW FROM THE REAR



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