

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£50,000 per annum exclusive 1 - 1A Duke Street, Tavistock, Devon, PL19 0BA

2,402 Sq Ft
(223.1 Sq M)

Summary

- Prominent position in central Tavistock
- Tavistock is a World Heritage Site with excellent tourism
- Large open plan unit
- Close to Bedford Square and the Pannier Market
- Various public car parks nearby
- New lease

Location:

Located on Duke Street close to the roundabout that links West Street, Duke Street, Bedford Square and Drake Road. The property occupies a very prominent position close to Bedford Square and the entrances to the Pannier Market.

Description:

The property comprises of a double fronted retail unit. Internally the property is currently split into two separate units, but works are underway to put the property back into one open plan unit. There are kitchen and toilet facilities to the rear, as well as rear access to the property.

Planning:

The amended use classes would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
ITZA	127.3	1,307
NIA	223.1	2,402

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (68)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the shops are currently assessed as two units with a current Rateable Value of £29,500 for 1 and £23,000 for 1A. Therefore making the approximate Rates Payable £14,721 per annum and £11,477 per annum respectively for 2021/22.

The unit will be re-assessed once the works are completed. Interested parties are advised to confirm the rating liability with West Devon Borough Council

Terms:

The premises are available by way of a new full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

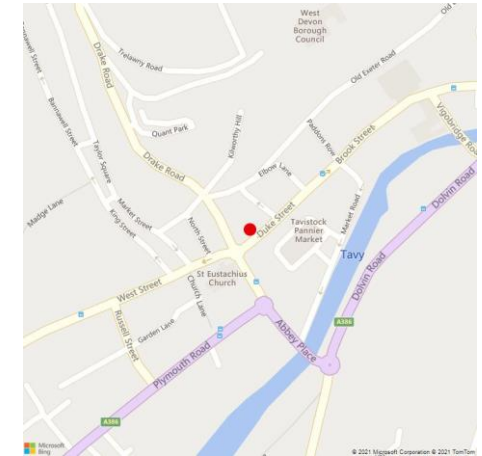
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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