



To Let

£16,800 per annum exclusive

Ground Floor, The Quay, Plymouth Road,
Tavistock, PL19 8AB

1,527 Sq Ft
(141.9 Sq M)

Summary

- Self contained office suite with independent access
- Central Tavistock
- 2 parking spaces
- Recently refurbished building
- Entry phone system

Location:

The property is located within the centre of the historic town of Tavistock, off of Plymouth Road which is the main road into the town. The property is opposite Abbey Doctors Surgery, and to the rear is the newly refurbished Meadowlands Leisure Centre which provides a gym, swimming pool and cafe. The property is also next to the library and opposite the bus station.

Description:

The property comprises of a three storey office building with a communal entrance on the ground floor. The ground floor suite also benefits from a separate self contained access.

The suite currently comprises of an entrance from the car park which leads into a mostly open plan office. There is a meeting room to the rear, as well as a kitchenette. The suite benefits from it's own toilet facilities, but there are also communal toilet facilities along with a lift that serves all floors.

To the front of the property there is car parking for 8 vehicles, of which this suite benefits the use of 2. There is an electric vehicle charging point on site.

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
Total	141.9	1,527

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, gas, 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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,500 therefore making the approximate rates payable £7,235.50 per annum for 2023/24

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Terms:

Available on a new effective 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:

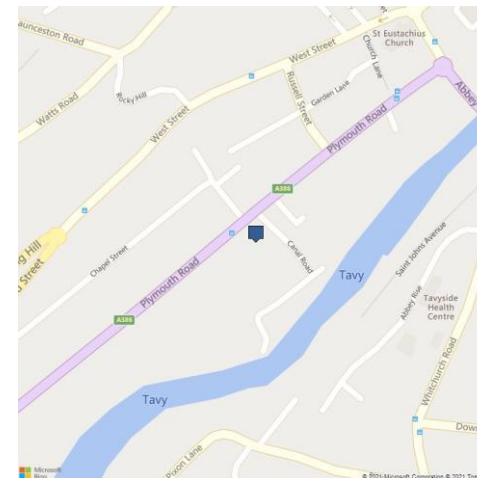
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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